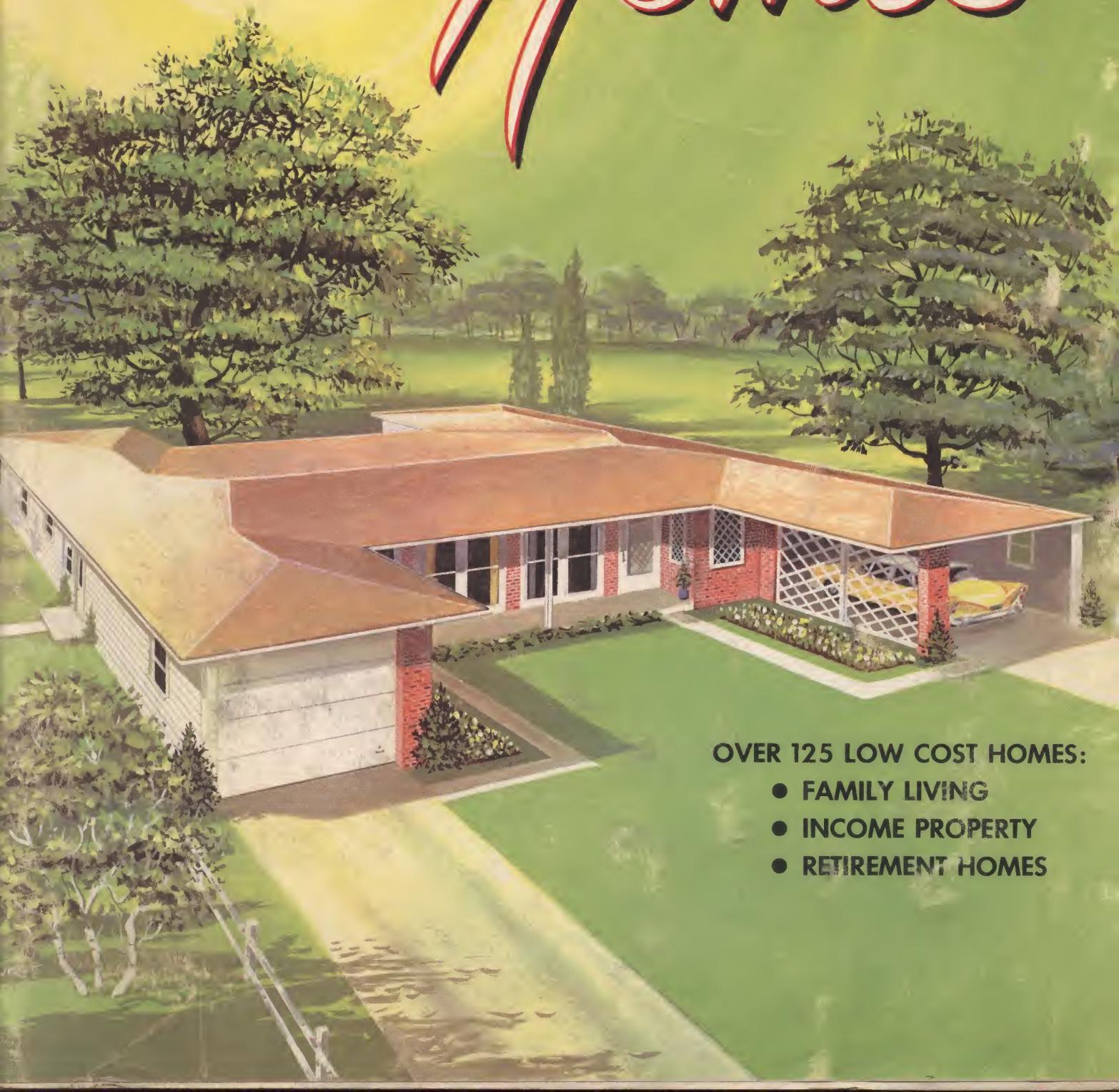


A  
Garlinghouse  
Publication

INCOME PROPERTY  
and RETIREMENT

Homes



OVER 125 LOW COST HOMES:

- FAMILY LIVING
- INCOME PROPERTY
- RETIREMENT HOMES

# INCOME PROPERTY AND RETIREMENT HOMES

The plans shown in this book represent only a fraction of the total number of designs which are available to you. We have 18 different plan books listed on the back cover of this book and in them are more than 1,000 designs from which you may choose the one you wish to build.

The Garlinghouse Company, with your best interests in mind, have added three important articles to this new book of house plans. Listed here by pages are items we believe to be of valuable information:

So You Are Going to Build a New Home!	4
Don't Overlook the Legal Aspects	10
Color and Home Decorating	86

## INDEX OF PLANS APPEARING IN GARLINGHOUSE INCOME PROPERTY AND RETIREMENT HOMES

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3102	.85	5927	.15	5994	.2	7166	.28	7246	.38	70 G.	.84
3156	.42	5929	.79	5996	.67	7168	.75	7248	.51	90 G.	.90

Complete working plans, specifications and mill lists are available for every design shown in any of the GARLINGHOUSE plan books. The plans are complete and ready for the builder to start construction of the home. The moderate price of these plan sets represents your best investment when building, since you know in advance what you are getting, thus avoiding misunderstanding.

**THE PLANS, SPECIFICATIONS, LUMBER AND MILL LISTS** as we have them made up for the designs in our books are sufficient and further details are not needed by any competent builder.

**MINOR ALTERATIONS CAN BE MADE BY BUILDERS**—It is impractical to change our tracings to show alterations, but minor alterations in design, material substitutions, etc., can be made by any competent builder without going to the expense of making special plans, which usually cost several times the price of our stock plans.

Complete plan sets when ordered will be mailed by parcel post (or air mail anywhere in U. S. if 75c per plan additional is included) within one day after your order has been received by The L. F. Garlinghouse Company.

**TO OBTAIN COST ESTIMATES**—The square footage is given for each plan to assist in figuring estimates. An estimate of what it will cost to erect any house illustrated in any of our books, in your locality, may be obtained by consulting your local builder.

**ALL PLANS SENT ON MONEY BACK GUARANTEE**—All Garlinghouse Plans are sent on a "Money Back If You're Not Satisfied" Guarantee. You have five full days after receiving the plans to study them over and to decide if they will serve your purpose. Plans which are not satisfactory may be returned for prompt exchange or refund.

## ORDER YOUR PLANS THIS SIMPLE, EASY WAY!

**USE THE HANDY ORDER BLANK ATTACHED!** Or just send us your name and address with the plan number from the book and the number of sets you want along with your remittance and we'll have them in the mail within 24 hours after receipt of your order. Garlinghouse plans are complete and the house can be constructed from only one set of plans. However, in most cases, it is wise to include three or four extra sets in your order—one for the builder, a set for your city building department, a set or two for financing, if a loan is required, and of course, you will want a set for yourself to check on the construction as it progresses. Here's what you get:

**PLANS**—The complete working plans consist of blue prints of all four elevations, basement and all floor plans and details showing built-in features and intricate parts, all drawn to a scale of not less than one-fourth inch to one foot. Also, a plot plan in blank to be filled locally.

**SPECIFICATIONS**—The specifications list in detail the construction of

the house from the excavation to the interior decoration.

**LUMBER AND MILL LISTS**—The lumber and mill lists consist of an itemized list of lumber and mill materials needed to construct the building and state where each item should be used.

**USE THE HANDY ORDER BLANK ATTACHED!**

**THE L. F. GARLINGHOUSE CO., Inc., 810 Quincy St., Topeka, Kansas**



*Garlinghouse presents:*

# INCOME PROPERTY & RETIREMENT HOMES

FIRST EDITION

PRICE 50c

Published by: L. F. GARLINGHOUSE COMPANY, INC., Topeka, Kansas

Printed in U.S.A.

Designers: R. J. Arthur, T. G. Branham, I. G. Lieurance

No. 7258 (Pictured above)—A beautiful new design for the title page of this new book. This book will carry many new designs for those who desire a small home, a home for retirement or multiple units for income property. This design with hipped roof and horizontal siding would fit into any residential area. It has all the appearance of a home. Both units are identical with two bedrooms separated by a large bath and a utility room. There is a large kitchen-dining room area as well as a 19 ft. by 12 ft. living room. There is complete privacy for the two units.

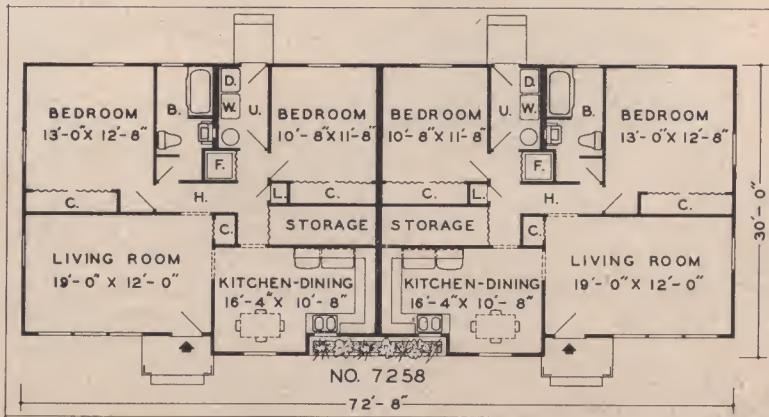
Complete plans, specifications,

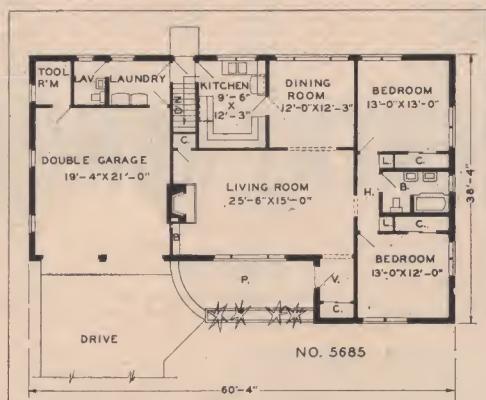
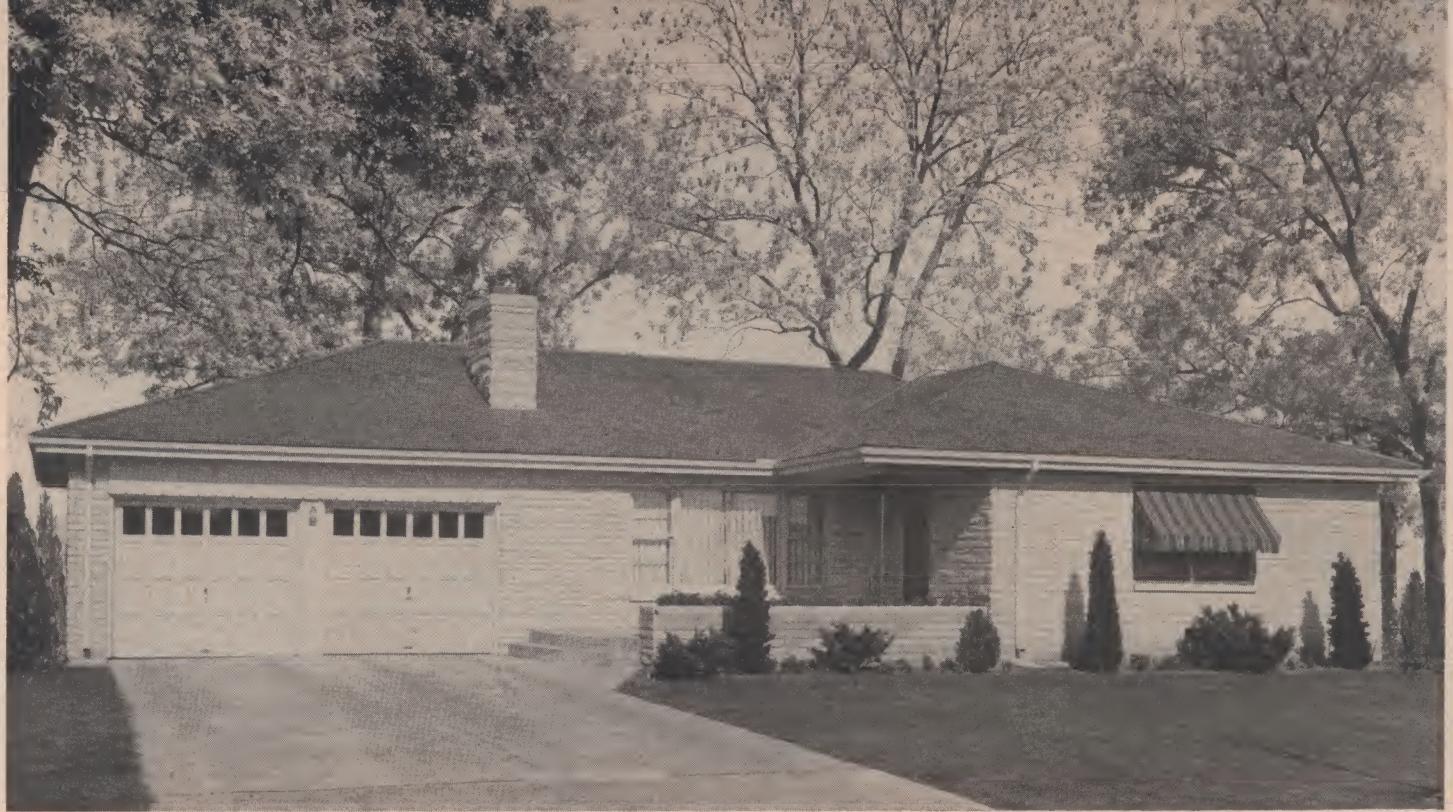
lumber and mill list ..... \$25.00

Duplicate sets with original order.

Per set ..... 5.00

Area First Floor ..... 2,076 Sq. Ft.





**No. 5685**—The low hipped roof and the long horizontal lines of the stone work bring out the beauty of this design. This is truly a luxurious two bedroom home that is sure to meet with the approval of the modern homemaker. Note the spacious rooms and how conveniently they are arranged. Although a basement is provided, there are laundry facilities at the rear of the garage to eliminate stair climbing on washdays.

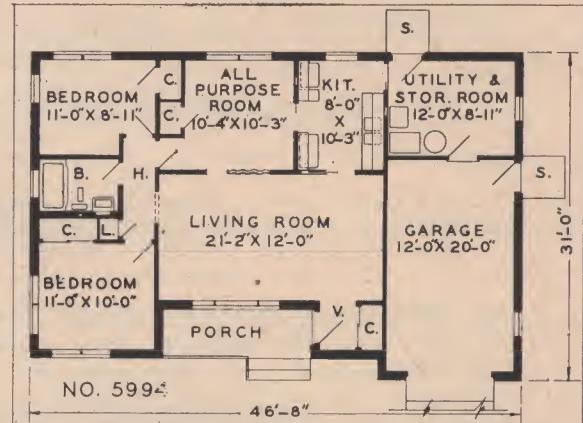
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$25.00  
Duplicate sets with original order ..... Per set, 5.00

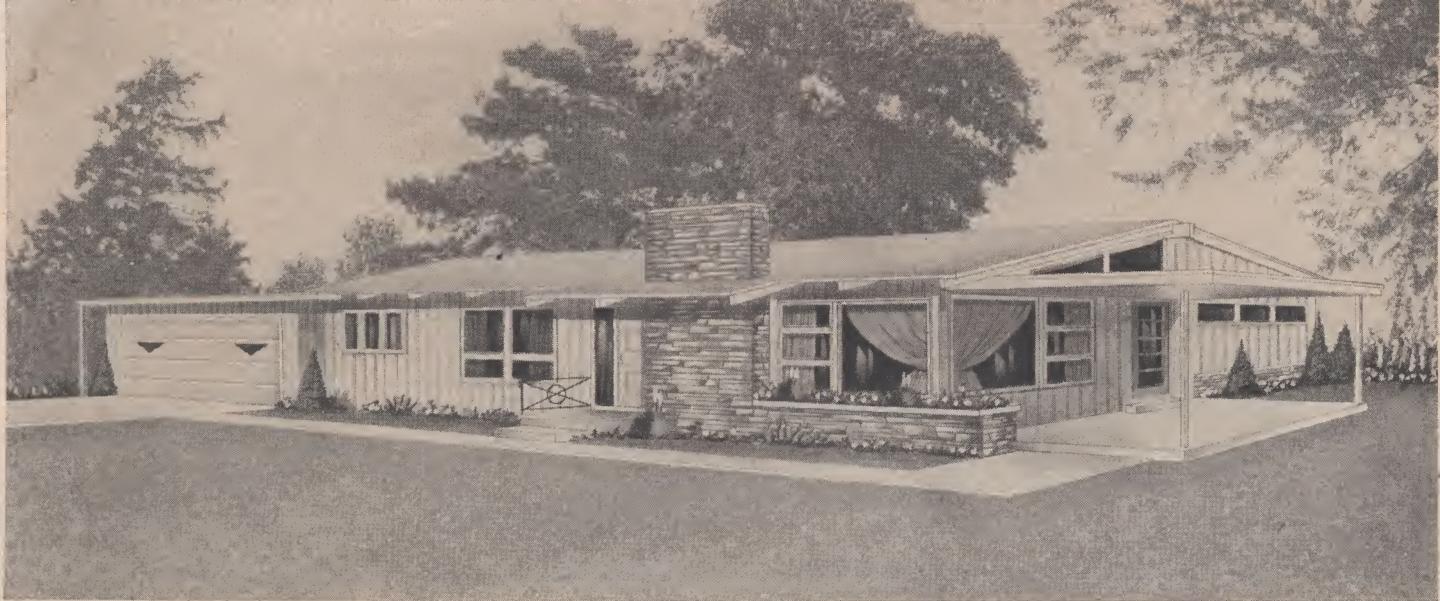
Area	Sq. Ft.
First floor	1,517
Basement	1,368
Garage	440

**No. 5994**—Another ideal plan for a growing family. The all-purpose room has been located to serve many needs. It may be used as a bedroom, den, dining room, hobby room, etc. The front porch is an inviting spot during the summer months. The house is constructed of frame with brick veneer for the exterior walls.

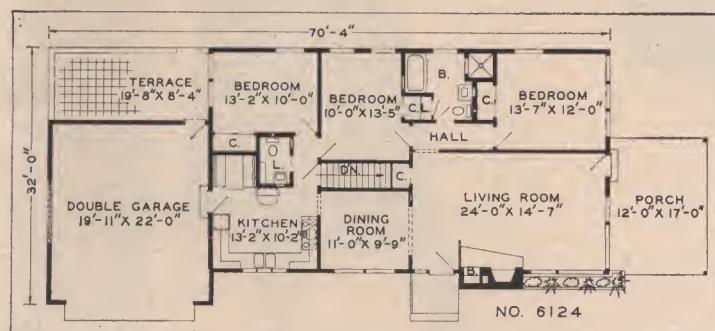
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
Duplicate sets with original order .....  
Per set ..... 5.00

Area	Sq. Ft.
First floor	916
Garage and utilities	398





**No. 6124B**—The large corner windows in the spacious living room denote real enjoyment, you will also note the room has two outside exits. The dining room and kitchen are conveniently located with an exit from the kitchen to the double garage. The three bedrooms are located across the back of the home with 1 1/2 baths available. There is a large terrace at the rear of the garage. The roof is of a low pitched type.



**No. 5235**—For economy, this home is shown constructed with a concrete floor. The false chimney, visible in the photo, is merely for appearance as no fireplace is shown. Stucco is used on exterior walls. Cabinets have been provided in the utility room for additional storage. House without carport is only 31 feet.

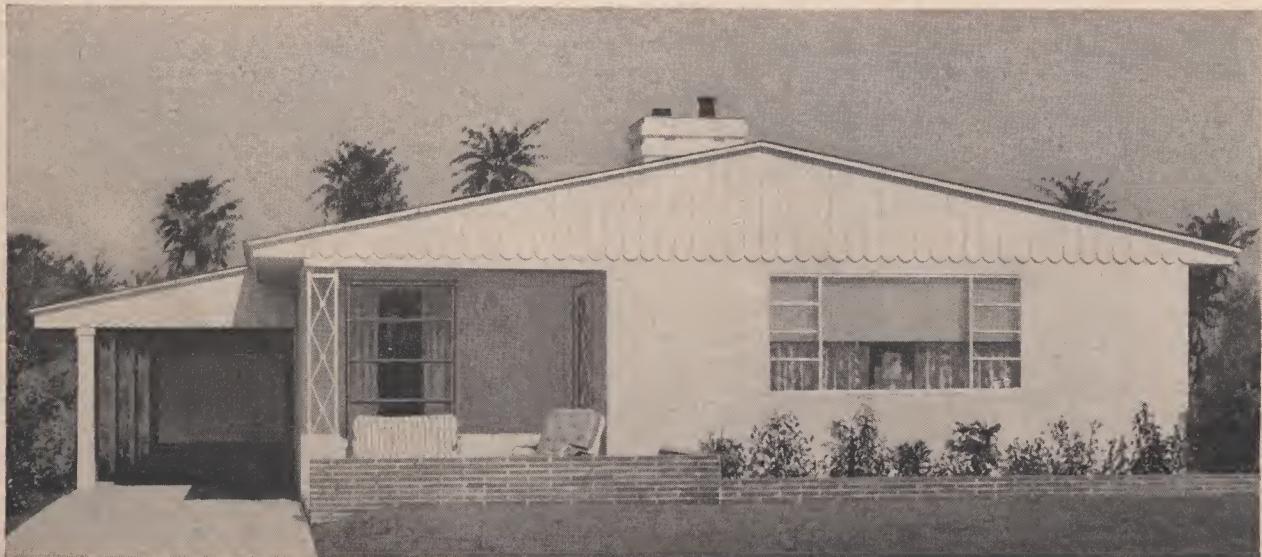
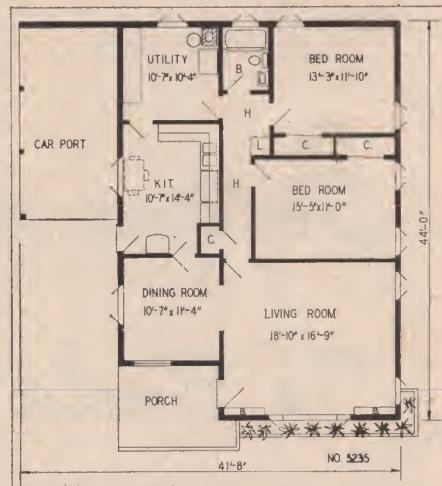
Complete plans as shown or reversed, specifications,  
lumber and mill list ..... \$15.00  
Duplicate sets with original order ..... Per set, 5.00

Area First Floor ..... 1,298 Sq Ft..

Complete plans as shown or reversed, specifications, lumber  
and mill list ..... \$20.00

Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	1,400
Basement	1,400
Garage	469
Porch	204
Terrace	184





Courtesy: The Donley Brothers Company

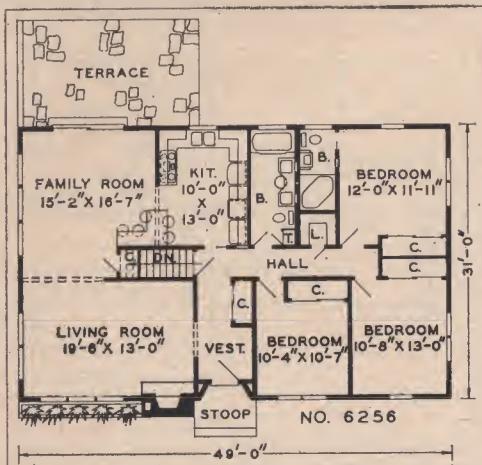
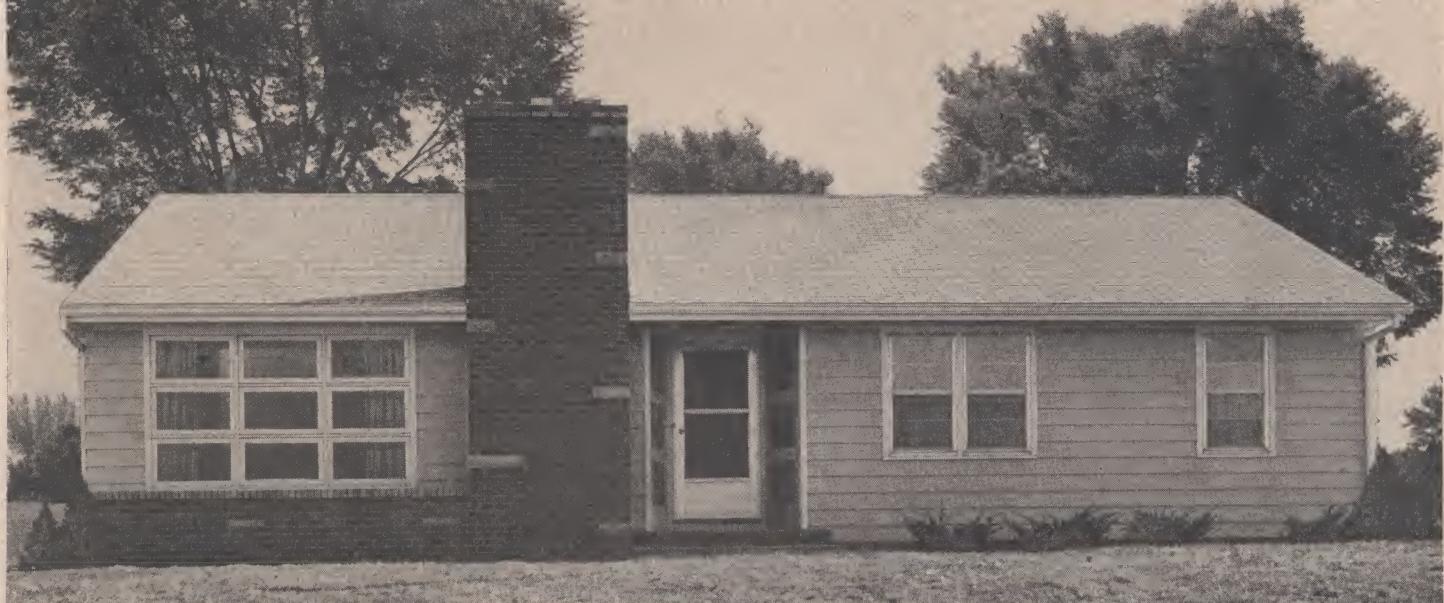
## So You Are Going To Build a New Home!

In preparing to build your new home, the first problem with which you will be confronted will be the selecting and acquiring of a location which will best satisfy your individual requirements. This is often a difficult task because there are many things to be considered, the relative importance of which varies with individual needs, desires and circumstances. Careful investigation should be made before selection of a building site. Consideration should be given to many things including whether the location is in a community in which you desire to live, its accessibility to transportation, shopping and business areas. Also, the prospective builder should consider what unpaid assessments there are on the property, the insurance and water rates, what

public utility services are available, the land values in the neighborhood, the restrictions, schools available, taxes in the community, etc.

It has been suggested that one should take time to become acquainted with several neighborhoods before deciding on a location for a new home. Each community has its own atmosphere, character, standard of living, location and conveniences. Then after you have decided upon a location you can choose from over 1,000 different tried and tested blueprints from the library of Garlinghouse Home Plan Books. You will find one which meets your needs and requirements and within the budget which you have allocated to the building of your new home. The cost of Garlinghouse

plans is very small compared to the total investment and you can purchase them with the assurance that you are getting plans with the 50 years of Garlinghouse experience behind them. When you have decided upon your house you will need several sets of plans. One set for each of the following: Yourself, your contractor, the lending institution if the property is being mortgaged, FHA if the mortgage is to be FHA insured, sub-contractors, city or other regulatory bodies who may require a set of the blueprints before issuing a building permit. Do not hesitate to buy an adequate number of sets. Duplicate sets are very inexpensive when purchased with an original set as will be seen by the prices shown in the Garlinghouse plan books.



**No. 6256**—This home has many attractive features. The large family room is accessible to the 19' by 13' living room, the most efficiently arranged kitchen and the large terrace area. This all adds to the comfort and enjoyment whether with your own family or with friends. There are three bedrooms with two full baths, one bath is quite large with dressing table and double lavatory. This rectangular plan will be economical to build.

Complete plans as shown or reversed, specifications,  
lumber and mill list ..... \$20.00  
Duplicate sets with original order ..... Per set, 5.00

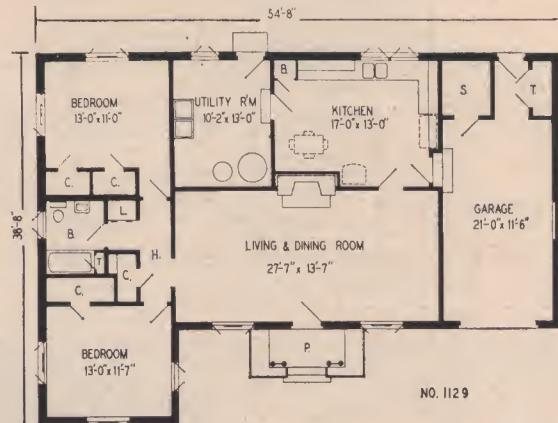
Area	Sq. Ft.
First Floor	1,510
Basement	1,510

**No. 1129**—This long low roofed cottage is especially beautiful and appropriate for either warm or cold climates. The plan shows a lovely combination living and dining room, a kitchen with a convenient arrangement, two bedrooms, bath, closets, utility room with space for heating and laundry equipment and garage. If a basement is needed, the stairs may go down in the utility room. The construction is concrete blocks and the foundation is concrete.

Complete plans as shown or reversed, specifications,  
lumber and mill list ..... \$17.50

Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	1,371
Garage	374



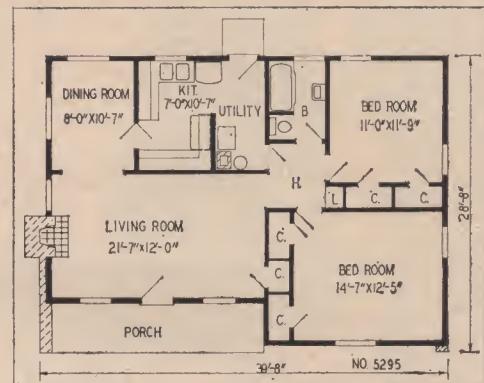
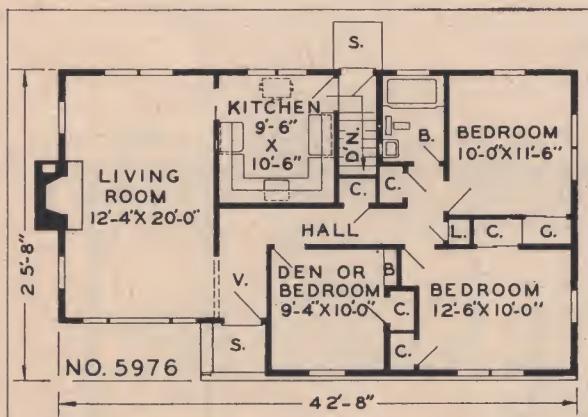
Page 5





**No. 5295**—An interesting design treatment for a plan that features economy of construction. Horizontal pivoting windows are shown for a modern touch but conventional windows may be used. The floors are concrete and exterior walls are frame shingled. Asbestos cement shingles are used for roof covering.

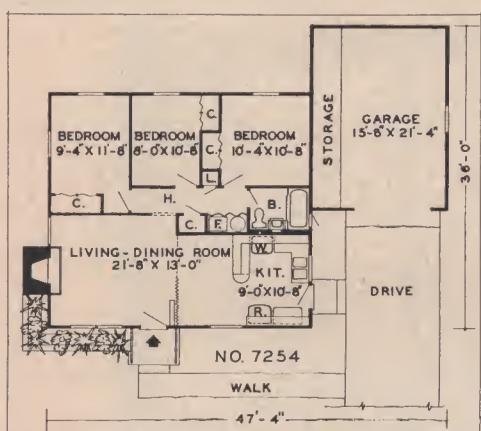
Complete plans as shown or reversed, specifications, lumber and mill list .....	\$15.00	Area	Sq. Ft.
		House .....	1,005
Duplicate sets with original order.....Per set,	5.00	Porch .....	105



**No. 5976**—One of the best liked features of this home is the location of the living room. The room has three exposures, which permit excellent ventilation and is completely separated from the sleeping area. The kitchen includes space for serving meals and is located next to the living room in the event additional dining space is required. Two large bedrooms are shown and an additional room that can serve as a bedroom, den, hobby room or small office.

Complete plans as shown or reversed, specifications, lumber and mill list .....	\$20.00	Area	Sq. Ft.
		First floor .....	1,017
Duplicate sets with original order.....Per set,	5.00	Basement .....	1,017





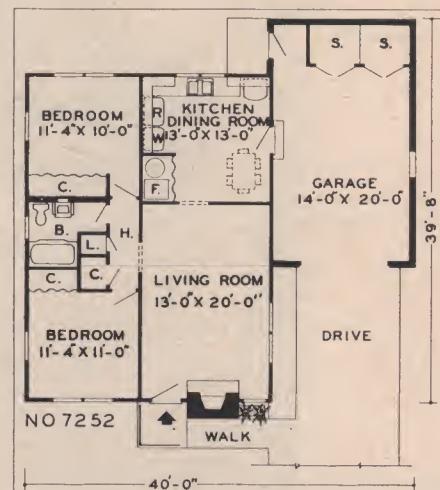
**No. 7254**—This plan is small but it has lots of room. There are three bedrooms with full bath across the back of the design. The front is occupied by the living-dining room and kitchen. This is a contemporary with vertical and horizontal siding. The outside planter from fireplace chimney around the corner to the front door adds to the attractiveness of the outside.

Complete plans as shown or reversed, specifications, lumber and mill list \$20.00  
Duplicate sets with original order. .... Per set, 5.00

Area	Sq. Ft.
First Floor	876
Garage	352

**No. 7252**—Contemporary to the last word—a small home for real living whether early or late in life. The house without the garage is only 26 ft. wide, therefore, it could be constructed on a very narrow lot. It is a two bedroom design. Storage is available at the rear of garage because there is no basement. If you want a small contemporary home, economical to build, this should be considered.

Complete plans as shown or reversed, specifications, lumber and mill list \$20.00  
Duplicate sets with original order. .... Per set, 5.00





Courtesy of Anderson Corporation

## SOURCE OF BEAUTY, LIGHT AND COMFORT FOR YOUR HOME

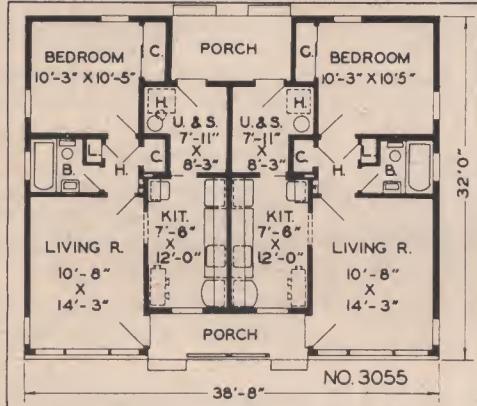
Windows are an important basic ingredient in your home. Once installed, they can't be replaced except at considerable expense. And once installed, if they don't do their job properly, they can make living uncomfortable, annoying and expensive. Yes, it pays to make sure you have good windows in the first place. For your new home the right kind of windows properly located and installed can add much to the value and appearance. Today windows play a significant role in decoration both inside and outside.



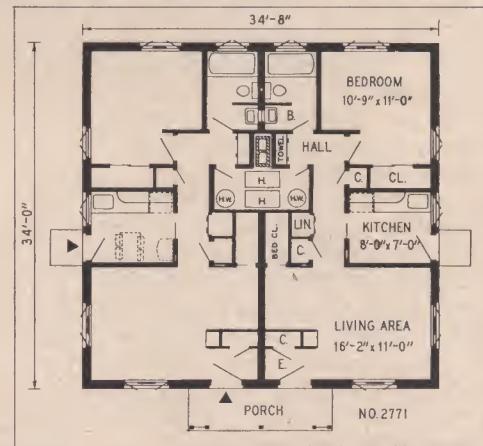
Courtesy of R-O-W Sales Co.

There are three types of windows shown on this page. The upper left hand picture shows the double hung windows in the study, living room or family room; the center picture shows the sliding or gliding windows while the lower right picture is an example of the awning type window. The double hung window is one of the most commonly used windows. The gliding window, which opens sidewise permits large sizes of windows, which eliminates the visual barrier between the indoors and outdoors. The awning window is like a series of casement windows hung horizontally and swinging upward. You can leave them farther open when it rains without fear of water damage.





**No. 3055**—This is the efficiency duplex featured on the cover, and is typical of the many Garlinghouse plans that we have available to you. Note the fine room arrangement and how all of the space has been utilized to the best advantage. The utility and storage room will accommodate the necessary utilities and also provides storage space. The construction is frame with brick being used only across the front as shown. Complete plans, specifications, lumber and mill list \$17.50 Area Sq. Ft. First Floor 1,102 Porches 136 Duplicate sets with original order. Per set, 5.00



**No. 2771**—A "For Rent" sign will never be needed by the owner of this economy duplex since its extremely efficient interior layout will always be attractive to tenants. Four-room efficiency is achieved by having the bed closet. Use of sliding doors adds to the amount of available floor space for furniture arrangement. The protected entry and convenient wrap closet are especially attractive.

Complete plans with specifications, lumber and mill list \$17.50  
Duplicate sets with original order. Per set, 5.00  
Area First Floor 1,180 Sq. Ft.



# Don't Overlook the Legal Aspects in Acquiring Your New Home

If you would ask him, most any lawyer would tell you that many people in acquiring a new home often also buy a lawsuit. When a new building site has been selected the purchaser will probably sign a purchase contract pending the final closing of the deal. It should not be assumed that this contract is merely a device to keep other prospects from getting the property. This purchase contract should contain a carefully detailed statement of all the terms of the sale. Your own lawyer knows how to draw up the legal documents necessary for the purchase of the property, and how to check papers drawn up by other persons and can assure you whether these instruments contain all the provisions which are important to protect your interests. You should seek the advice of your lawyer to interpret the legal phrases to be sure that you clearly understand them and your rights and obligations in the transaction.

The purchaser should assure himself that he is getting a good title and this is done by having his lawyer examine the abstract of title, or the title insurance policy furnished by one of the title companies. The purchaser's lawyer will thus ascertain whether there are encumbrances, such as liens, judgments, restrictive covenants, unpaid taxes that would affect the purchaser's title to the property. It is not recommended that the purchaser rely on the lender's (mortgagee's) title attorney because the mortgagee or lender will only have a partial interest in the value of the home and may disregard some defects which would be important to the buyer. And, if title defects do show up at a later time, the home owner will in most cases be the one required to pay the bill for correcting them.

Where husband and wife are acquiring the property, careful consideration should be given as to the manner in which the title is taken. It may be advisable for the husband and wife to take the title "as tenants by the entirities." Some states do not recognize ownership of homes by entirities but these states usually recognize a similar form which the lawyers call "joint tenants." Other states have established the legal doctrine

of so-called community property, under which husband and wife own their property in common. Often bankers, real estate brokers, and some savings and loan associations recommend that the title be taken as "tenants by the entirities" or "joint tenants" in all cases. The law on taking property in this manner contains various hazards, including some little known tax risks. This matter of the manner in which the title is to be taken should be carefully worked out by the purchaser and his own lawyer. Considerations as to what other assets and prop-



erty the purchaser has or may have and whether or not there has been a second marriage and children by a first marriage of one or both of the parties. No rule can be established that will fit all cases as to the manner in which the title should be taken where husband and wife are acquiring new property. Each case should be worked out with the family lawyer based upon its own individual facts and circumstances.

The lawyer for the purchaser of the building site should be consulted before a contract is signed and not afterwards. After the contract is signed it may be too late for the lawyer to give proper assistance to his client. Among other things the family lawyer will advise the prospective purchaser whether:

\*The building site is an area that has zoning laws which will prevent undesirable building, such as factories;

- \*A survey of the land has been made to establish its boundaries;
- \*Property title is clear or properly insured;
- \*Taxes and assessments have been paid up to date;
- \*Date of payment, description and size of property, price, terms of payment and other matters agreed upon with the seller or the seller's agent have been properly incorporated into the written contract;
- \*In case the house is being financed, whether the terms of the mortgage as agreed upon by the lender have been properly stated;
- \*Designation of the date for closing the sale and taking possession of the property;
- \*Under the circumstances of the particular case it is desirable to use an escrow;
- \*There is an easement or restriction of record and whether reference is made to it in the contract;
- \*Zoning restrictions affecting the use of the property are in force.

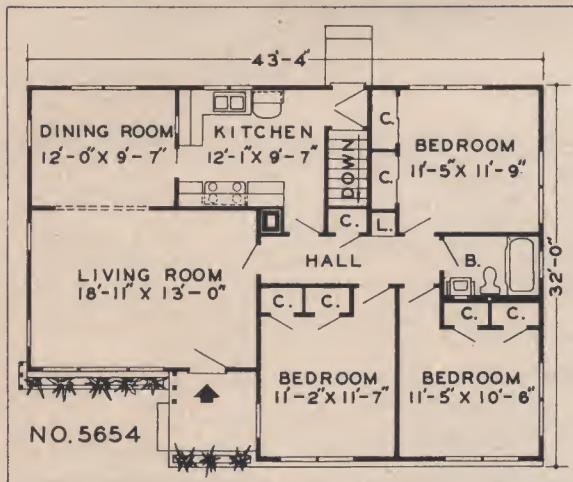
Do not rely upon a warranty deed alone for title protection. The reasons for this are that the liability on the title covenants in the deed may run out before any flaw in the title has been discovered or the seller may die or lose his money, which would make the warranties in the deed worthless.

When preparing to build your home, if the work is to be done by a contractor, the purchaser (builder) should have his lawyer carefully check the building contract and it should be ascertained that the builder has a good reputation and is reliable, and that the plans and specifications have been procured from a reliable source and are complete.

In the final analysis the best advice in order for the purchaser of new property to keep out of legal entanglements and expense is for him to see his own lawyer first. The cost will be negligible compared to the expense involved in the prosecution or defense of a lawsuit.



By the reverse of a plan it is meant that the design is available so that the rooms shown on the left will be on the right, and vice versa. This is done in order that the house may be oriented to suit your lot. When you order plans they will be sent as shown unless you specify that you want the reversed plan.



**No. 5654**—Exterior walls of shingles with brick veneer for trim give this home a neat and trim appearance. The compact room arrangement shows three bedrooms with ample closet space, large living and dining room and an efficiently arranged kitchen. The plan shows a full basement.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00

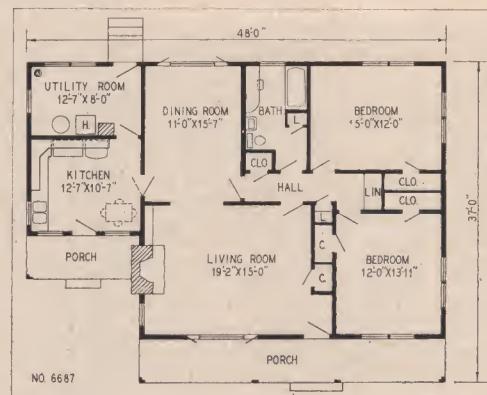
Duplicate sets with original order. Per set, 5.00

	Sq. Ft.
First Floor	1,334
Basement	1,334
Porch	50

**No. 6687**—A small ranch design with many plus features. The simple, straight-forward lines and elevations add to the economy of construction. The compact plan utilizes all the available space to good advantage without sacrificing the size of the rooms. The kitchen is compact and includes sufficient space for eating. Note the large and numerous closets to assure sufficient storage space.

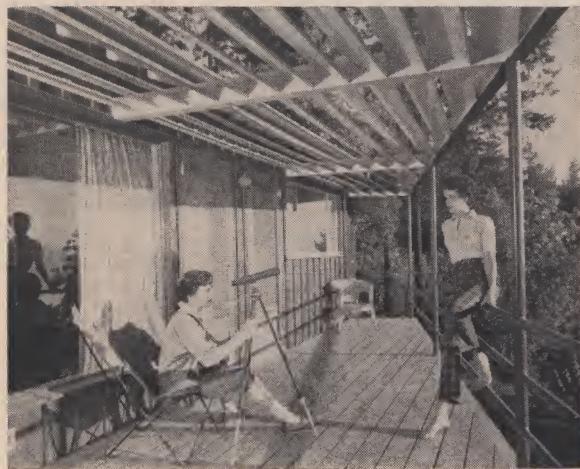
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50  
Duplicate sets with original order ..... Per set, 5.00

Area First Floor ..... 1,147 Sq. Ft.



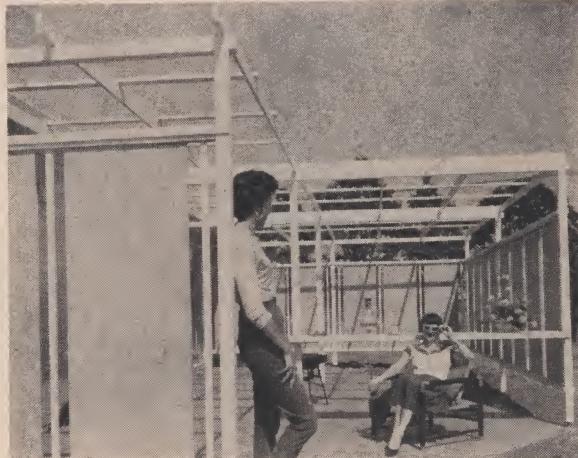
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## BEAUTY IN THE PATIO

To give your patio prominence and importance, build an openwork roof for it using post and beam construction. Beams should be extended right out from the eaves to simulate the roof line and they can be crisscrossed at right angles to outline open squares. Fir posts, spaced five feet apart along the perimeter of the patio, support the lacy, egg-crate falsework. Beams and posts may be painted white to accentuate airy effect on this design.



Pictures at top and left:  
Courtesy of  
West Coast Lumberman's Assn.

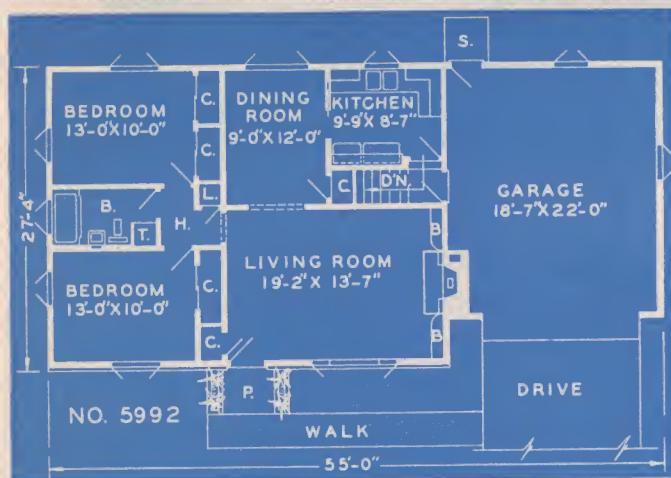
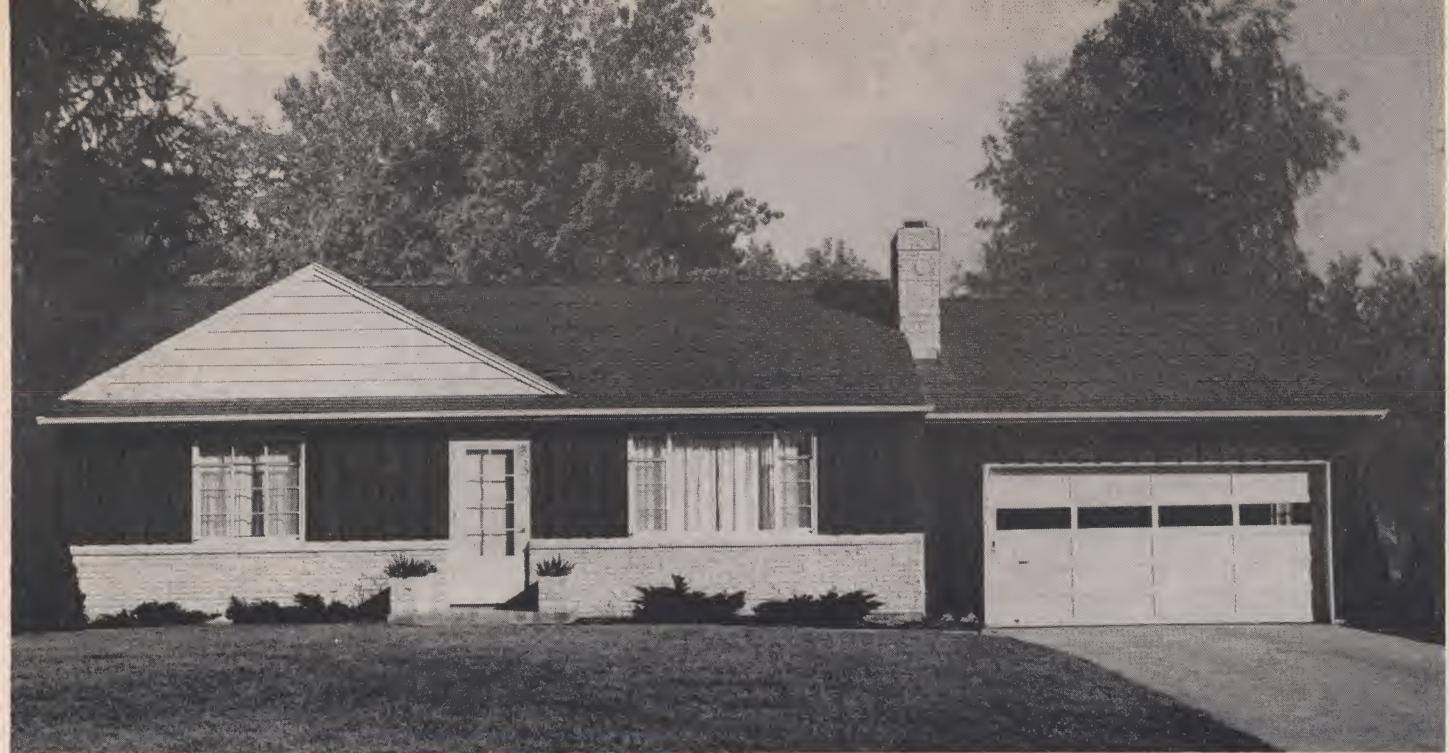
## POINT OF VIEW

Take advantage of the view with an elevated sundeck. Ideal for split-level architectural designs for the house on a hill, the raised deck is easy to maintain, economical and simple to build of strong and long lasting fir for support members, floor and louvered overhang.

Ideal for small lots in heavily populated residential areas, this light, airy patio fence permits privacy without a closed in feeling. Panels set into the cobwebby structure are rough tongue-and-groove cedar boards, painted with a driftwood rez to contrast with white painted cedar framing.



Picture below:  
Courtesy of  
Portland Cement Co.



**No. 5766**—The living room has been placed in the center, running from front to rear to separate the sleeping quarters and work areas. A large picture window is located at the rear of the living room affording the occupants an excellent view of the surrounding area. Ample storage and closet space has been provided.

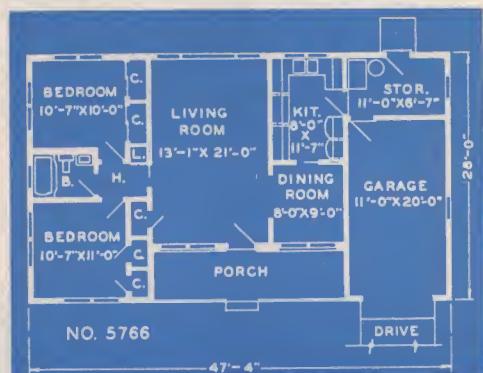
Complete plans as shown or reversed, specifications, lumber and mill list.....\$20.00  
Duplicate sets with original order....Per set, 5.00

Area	Sq. Ft.
First Floor	967
Basement	972
Garage	437

**No. 5992**—Roominess is one of the outstanding characteristics of this home that can be built on a modest budget. Few larger homes can offer the small family more in livability and convenience. With this attractive exterior and efficient floor plan you'll find it difficult to get more for your money.

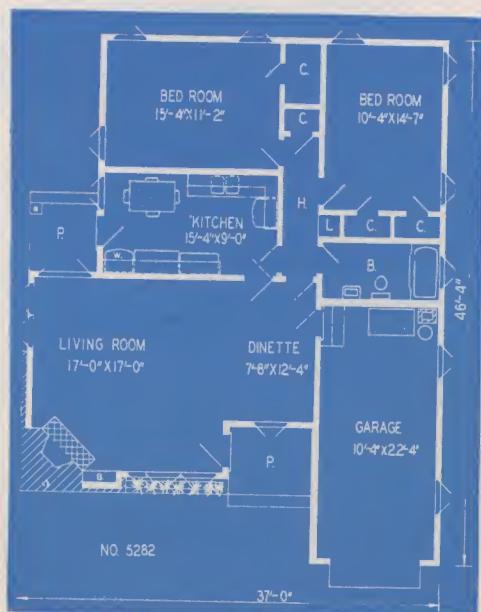
Complete plans as shown or reversed, specifications, lumber and mill list \$17.50  
Duplicate sets with original order..... Per set 5.00

Area	Sq. Ft.
First Floor	972
Basement	972
Garage	437





**No. 5282**—A small modern home with a flat-top roof plan. Clerestory windows are placed in the area between the two roofs assuring additional light and ventilation for the dinette and hall. Heater space is provided at the rear of the long garage and an automatic washer is shown located by the kitchen door. The kitchen is sufficiently large to accommodate a breakfast table. The brick fireplace is extended across the living room for a modern treatment and the balance of the house is frame sided.



Complete plans as shown or reversed, specifications,  
lumber and mill list. \$15.00

Duplicate sets with original order..... Per set, 5.00

Area	Sq. Ft.
First Floor .....	1,099
Garage .....	267
Porches .....	80

GARLINGHOUSE plans are available as shown above or in the reverse position. On a plan that is reversed, the rooms shown on the left side of the house would be on the right side and vice versa. This is done in order that the house may be orientated to suit your lot. GARLINGHOUSE plans when requested in the reverse position are actually reverse plans not just plans printed backwards so that it is necessary to use a mirror to read the dimensions. We make up special plans in the reverse position and they are as easy to read and follow as the original plans.

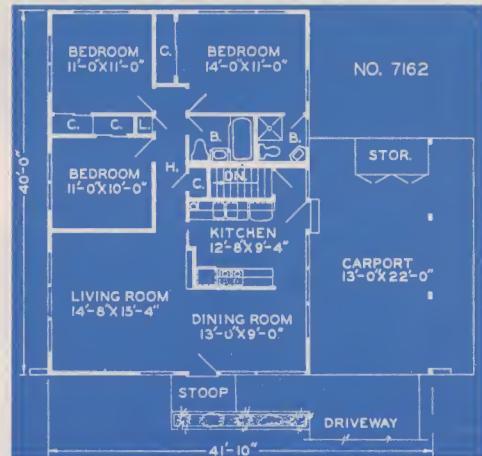


**No. 7162**—This three bedroom home would be very economical to build; because the house proper is rectangular in form. The dimensions of the house alone are 28' 4" wide by 40' deep. The carport could be eliminated if desired for a small lot. There are two complete baths and a full basement which provide ample storage and utility space. You will enjoy the cathedral ceiling construction.

Complete plans, as shown or reversed, specifications, lumber and mill list.....\$20.00

Duplicate sets with original order.....Per set, 5.00

Area	Sq. Ft.
First Floor	1,132
Basement	1,132
Carport	286

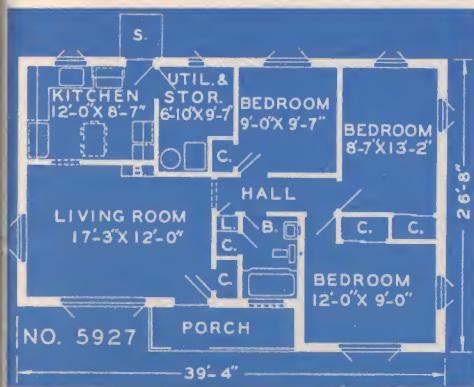


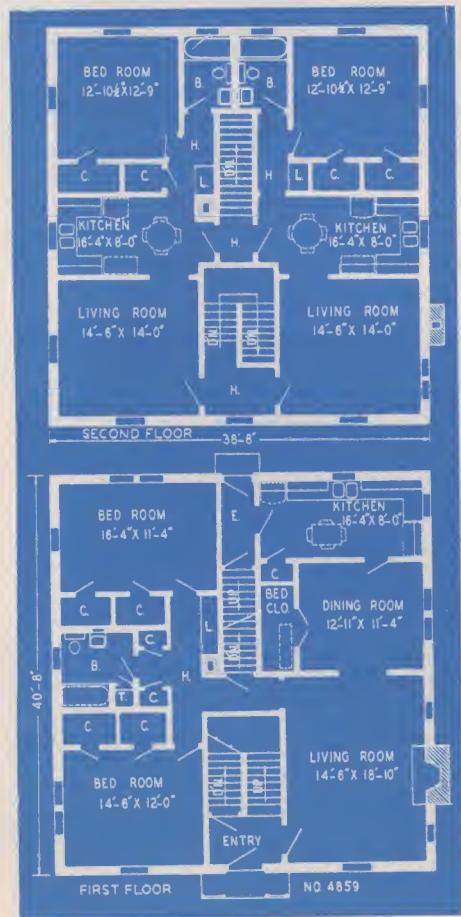
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Per set ..... 5.00

Area	Sq. Ft.
First floor	946 Sq. Ft.

**No. 5927**—Every inch counts in this minimum house. Note the compact arrangement of the rooms without a crowded appearance. There is plenty of space in the kitchen for dining and ample closet and storage space has been provided.





**No. 4859**—Proud and stately this small apartment house stands, a monument to gentility. The first floor plan shows five lovely spacious rooms where the owner may live comfortably. On the second floor are two excellent small three room apartments and each of these has a large basement room. In the basement for the first floor apartment is a recreation room, lavatory, heating plant, laundry, and storage rooms. The construction is brick over frame, the foundation is concrete, and the roof may be wood or composition shingles.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$25.00

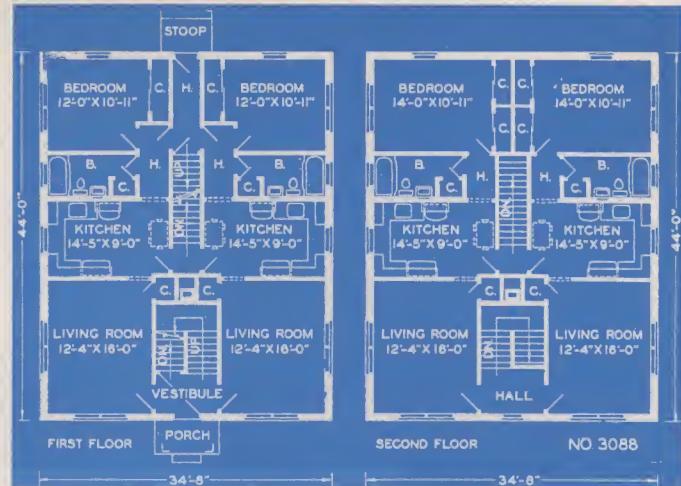
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Area	Sq. Ft.
First Floor	1,583
Second Floor	1,583
Basement	1,583

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The L. F. Garlinghouse Co., Inc., Topeka, Kansas.

Complete plans, specifications, lumber and mill  
list ..... \$25.00  
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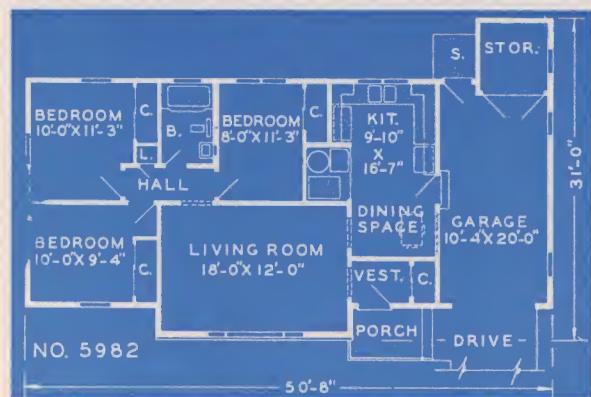
Area	Sq. Ft.
First Floor	1527
Second Floor	1527
Basement	1527



Secure complete plans from your dealer or from The L. F. Garlinghouse Co., Inc., Topeka, Kans.

**No. 3088**—This small apartment building contains four excellent three-room apartments. From an income producing standpoint this type of rental unit is hard to beat. All four units have access to the basement. The upper units enter the basement from the front vestibule and the lower units from the stairway separating the kitchens. All units have both front and rear entrances, feature excellent ventilation and each has ample closet and storage space. The construction is brick over frame.





**No. 5982**—The living room was extended to provide additional space and to relieve the otherwise straight lines. A surprising feature of this home is the fact it contains three bedrooms as they are not readily surmised by first glance of the exterior. The rooms are a nice size and ample space for dining is included in the large kitchen-dining area. Although the home is not large, the attached garage gives it the appearance of being much wider.

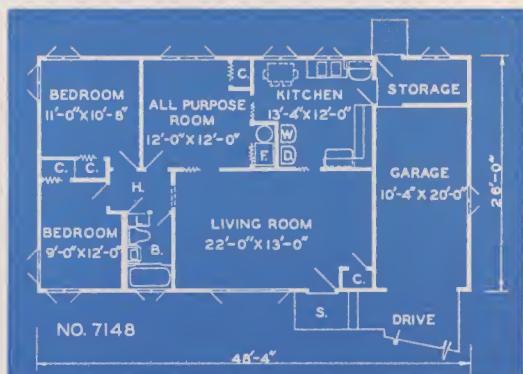
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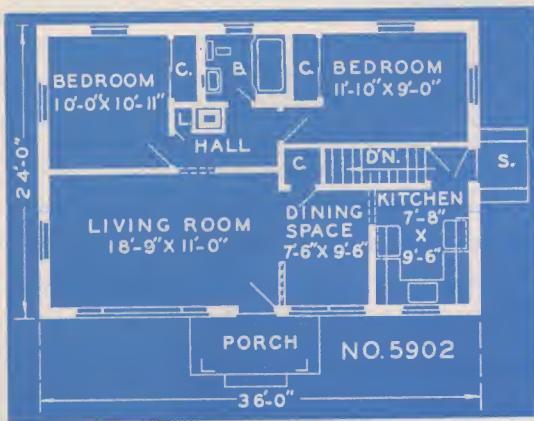
Area	Sq. Ft.
First Floor	933
Garage	238

**No. 7148**—The hipped roof and vertical siding makes this an attractive home. From the living room you can go direct to the kitchen, all purpose room or the sleeping area. You can also enter the kitchen by way of the garage or the rear and go to sleeping area without molesting the living room. This plan will be economical to build and upkeep will be low. There is no basement with the plan, but storage is provided at the rear of the garage.

Complete plans as shown or reversed, specifications, lumber and mill list.....\$20.00  
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Area	Sq. Ft.
First Floor	980
Garage & Storage	278





**No. 5902**—This handsome brick veneer house will appeal to the budget-minded builder. The economical, rectangular shaped floor plan is conveniently arranged and the neat exterior lines give this home a pleasing appearance.

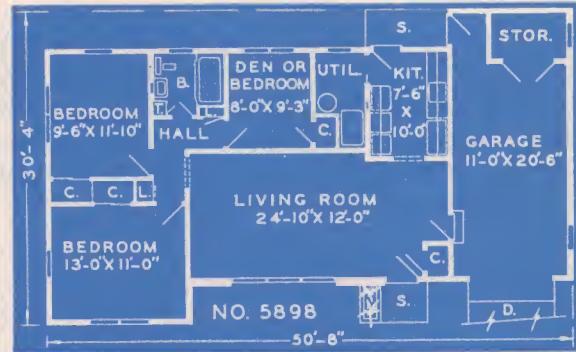
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Area	Sq. Ft.
First Floor	864
Basement	864

**No. 5898**—Here is another efficiency ranch-type home that is suitable for the family that requires a minimum of three bedrooms but does not want a large home. The combination living-dining room permits the utilization of the space to the greatest advantage.

Complete plans as shown or reversed, specifications, lumber and mill list..... \$20.00  
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Area	Sq. Ft.
First Floor	947
Garage & Storage	305

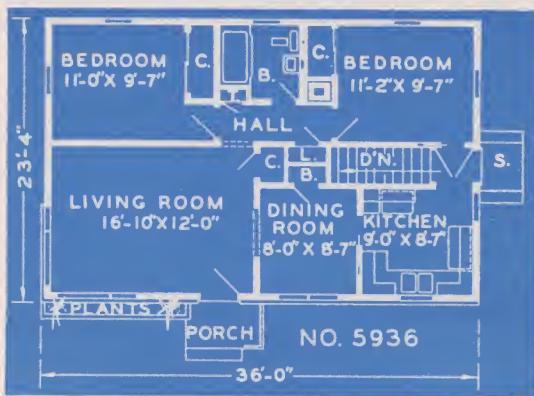


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Area	Sq. Ft.
First Floor .....	821
Basement .....	821

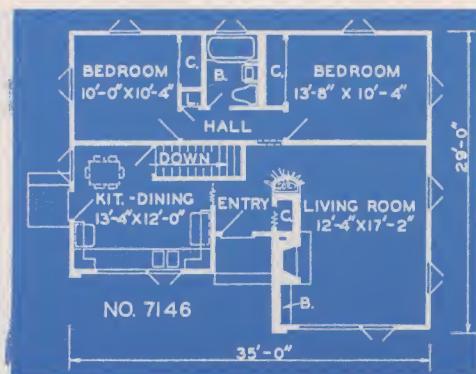


**No. 5936**—This design offers a low cost home with many highly desirable features. The window arrangement in the living room permits plenty of light and air yet there is sufficient wall space for good furniture arrangement. If the size of the lot permits a breezeway and garage could be added at the side entrance.

**No. 7146**—A low pitched, hipped roof with a wide overhang help to make this design a stand out in small homes. The entry way leads to the kitchen, living room, or the sleeping quarters. There is a full basement which provides ample space for storage and utilities. You will enjoy the fireplace and the large front windows both in the living room and the kitchen. This is a good plan for the small family or for those who wish to retire.

Complete plans as shown or reversed, specifications, lumber and mill list..... \$20.00  
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Area	Sq. Ft.
First Floor .....	874
Basement .....	874



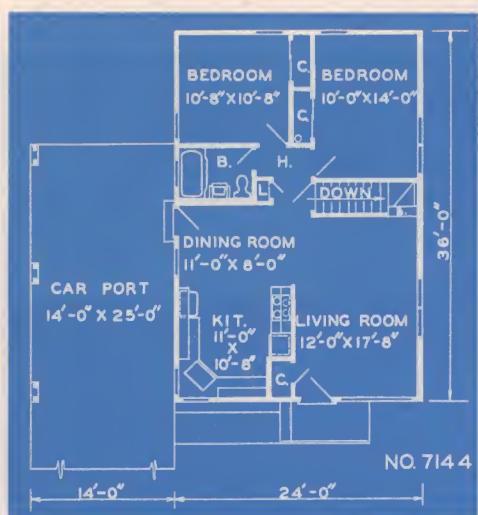
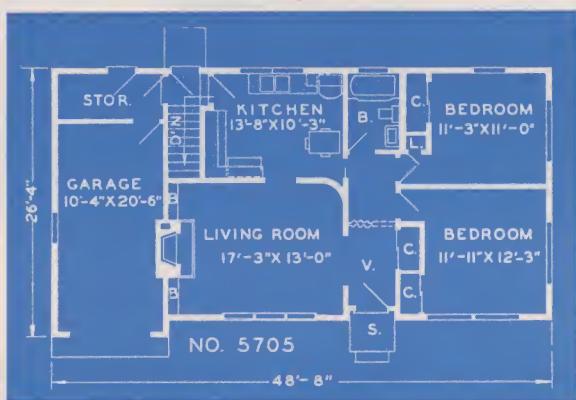


**No. 5705**—This rectangular shaped plan shows how beauty and efficiency can be attained without sacrifice of economy. No costly offsets are shown, yet the rooms are large and there is easy passage between them. Hall space is at a minimum and the vestibule is located to give the living room the appearance of being much larger. Painting the horizontal and vertical siding in contrasting colors gives the exterior a pleasing appearance.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50

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Area	Sq. Ft.
First Floor	936
Basement	936
Garage & Storage	288



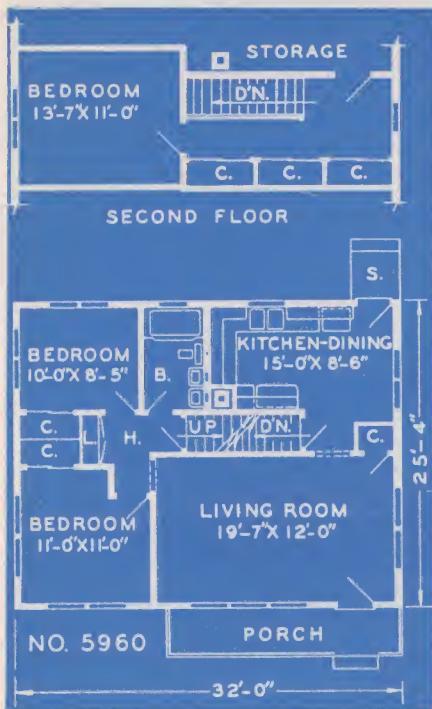
**No. 7144**—The lines of this new contemporary small home adds to its attractiveness. The vertical and horizontal siding as well as the low pitched roof extending over the carport makes it appear larger than the dimensions would indicate. The design has a 24' frontage without the carport and could be constructed on a very narrow lot. There are two bedrooms, full bath, living, dining rooms and kitchen. This would make a most attractive retirement home.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00

Duplicate sets with original order....Per set, 5.00

Area	Sq. Ft.
First Floor	864
Basement	864
Carport	350





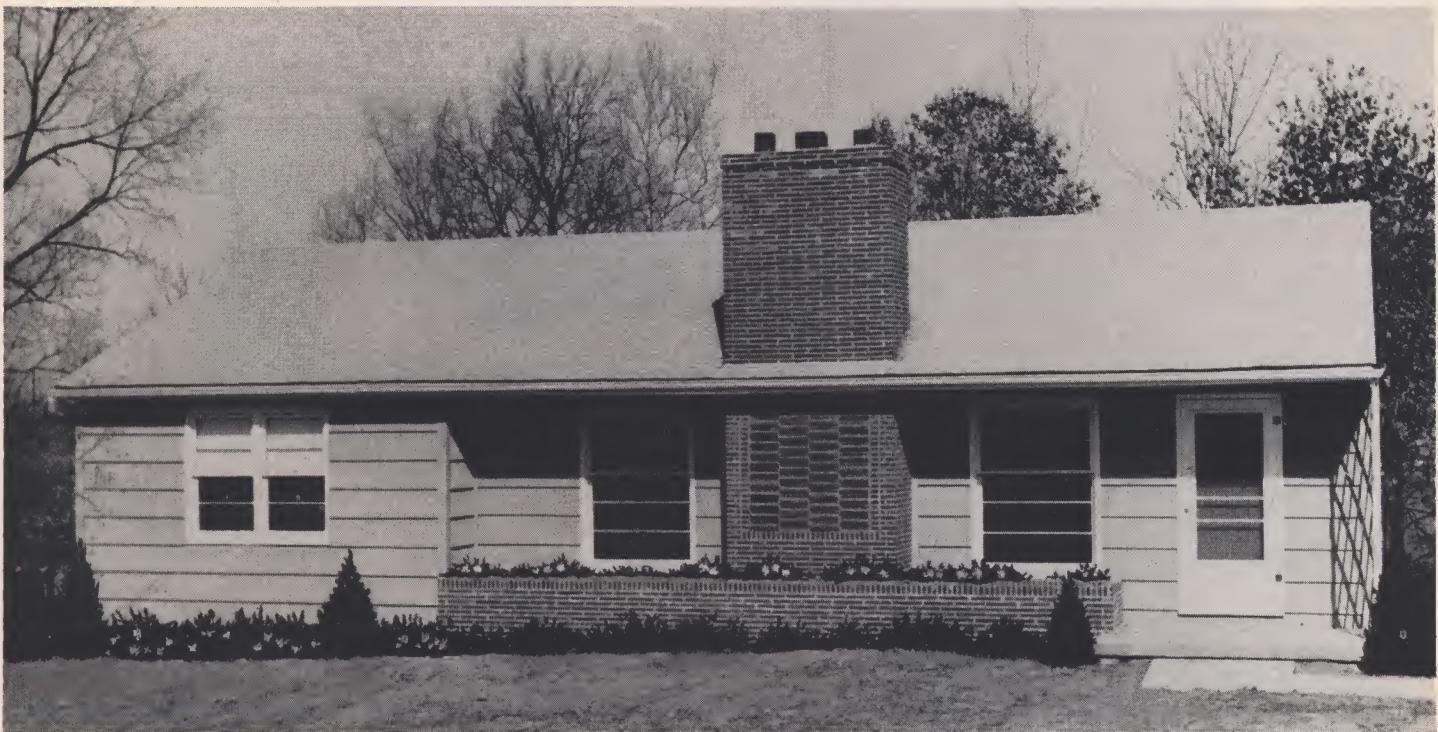
**No. 5960**—A budget house with no costly offsets and no extra frills but plenty of comfortable living space. Economy of construction is shown by the rectangular shape, the utilization of the attic for the third bedroom and extra closet space. The large kitchen contains ample space for dining and the plan includes a full basement.

Complete plans as shown or reversed, specifications, lumber and mill list .....	\$17.50
Duplicate sets with original order.....	Per set, 5.00

Area	Sq. Ft.
First Floor .....	811
Basement .....	811
Second Floor .....	348

The "reverse" of a plan means that the rooms which are shown on the left in the photo and floor diagram would be placed on the right. All dimensions and proportions are retained in the plan as reversed. To obtain the effect of a reversed plan hold the photo to a strong light and look through the rear side. Reverses are provided to allow you to orient the house to suit your lot.



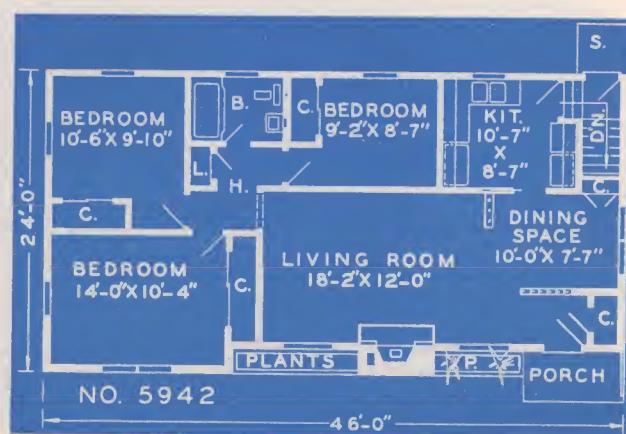


**No. 5942**—Here is another new and modern design that reflects good taste. The planting box and unique pattern of the brick in the fireplace chimney are used to good advantage to give a distinctive appearance to the exterior. A planter is used to divide the living room and dining space making the living room appear much larger. The stairway marked "DN" leads to a full basement.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$22.50  
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Area	Sq. Ft.
First Floor .....	1,042
Basement .....	1,042

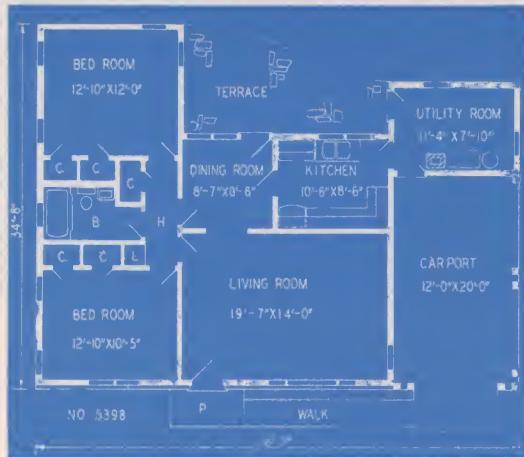
MINOR ALTERATIONS CAN BE MADE BY BUILDERS. It is impractical to change the tracings of the master plans to show alterations for individual cases. However, minor alterations in design, material substitutions, etc., can be made by any competent builders without going to the expense of making special plans, which usually costs several times the price of our stock plans. Secure your plans through your lumber dealer, savings and loan association, or directly through The L. F. Garlinghouse Co., Inc., Topeka, Kansas—America's pioneer plan service.





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Area	Sq. Ft.
First Floor	1,071
Terrace	138



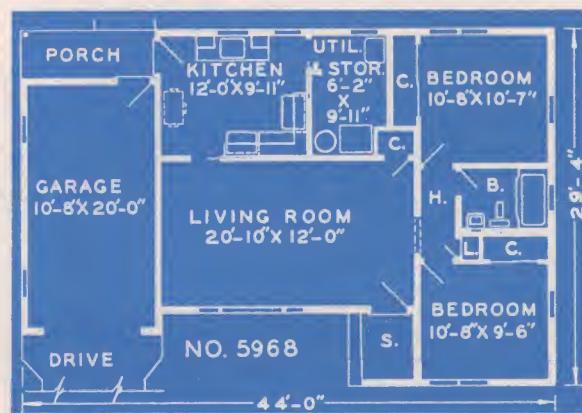
No. 5398—Stucco and brick trim have been used for the exterior walls of this neat appearing design. A terrace is shown outside of the dining room and kitchen inviting outdoor living. The carport could be enclosed making it a conventional garage.

Into the development of these plans has been packed our 50 years' experience helping thousands of families build homes of maximum quality at minimum cost.

No. 5968—The charm and livability of larger homes is included in this ranch-type home. The distinctive long, low lines of homes from the Southwest are quite evident in the attention-getting exterior of this popular plan. The room arrangement is excellent and although a dining room is not shown there is plenty of space in the kitchen for serving meals. This beautiful home will be an asset to any neighborhood.

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Area	Sq. Ft.
First Floor	840
Garage	235

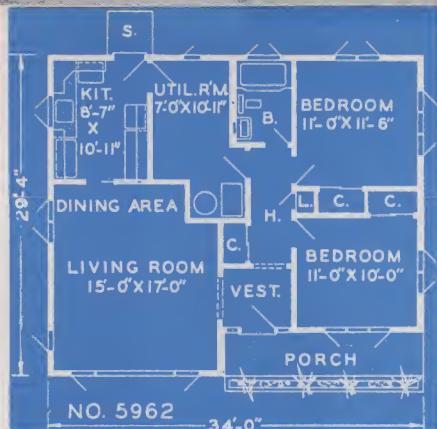
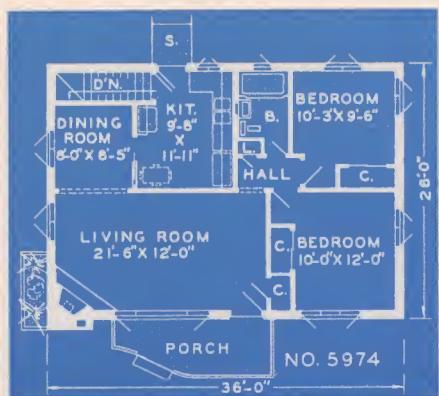




**No. 5962**—Here is a plan that is different but not too extreme. The large glassed area in the living room permits an excellent view of the outside surroundings. Particularly impressive is the floor plan which permits ease of movement between all rooms. Ample closet and storage space has been provided.

Area of First Floor ..... 925 Sq. Ft.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$15.00  
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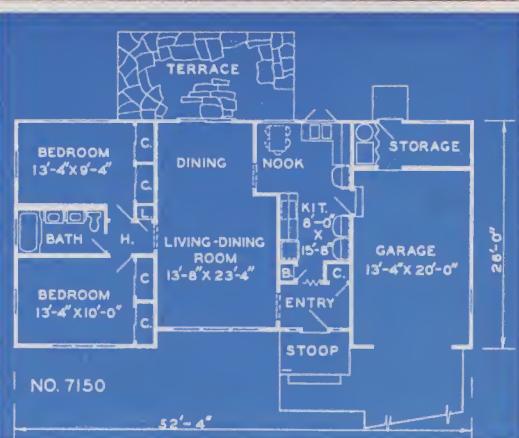


**No. 5974**—This small cottage type home is definitely a find where economy of construction is concerned. The interior provides for compact but comfortable living. Note the generous size of the living room which is made to appear even larger by the location of the dining room. This home is beautiful and inviting and includes many delightful features found only in much larger homes.

Area ..... Sq. Ft.  
First Floor ..... 936  
Basement ..... 936

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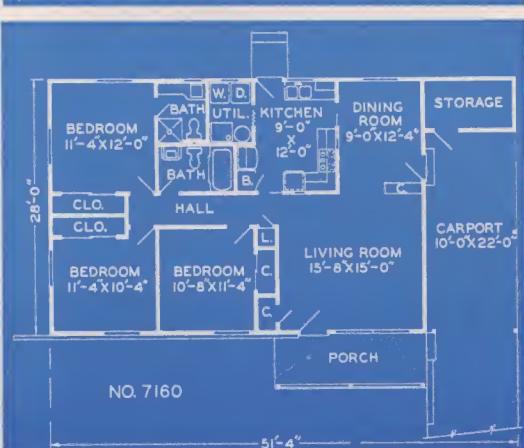




No. 7150—A small home with a hipped roof. Note the large living-dining room area which extends from the front to the rear of the home. The large window space in front and the doors to the terrace not only add light but also provide cross ventilation. There is ample space in the kitchen and breakfast nook area. Utility and storage space is provided at the rear of the garage.

Complete plans, as shown or reversed, specifications,  
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Area	Sq. Ft.
First Floor	959
Garage & Storage	356



No. 7160—There are three entrances to this home, at the front, rear and side. There are three bedrooms and two full baths. The utility room with washer and dryer is conveniently located just off the kitchen and at the rear entrance. There is no basement but storage space is provided at the rear of the carport.

Complete plans, as shown or reversed, specifications,  
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Area	Sq. Ft.
First Floor	1,156
Storage	60
Carport	220
Porch	100

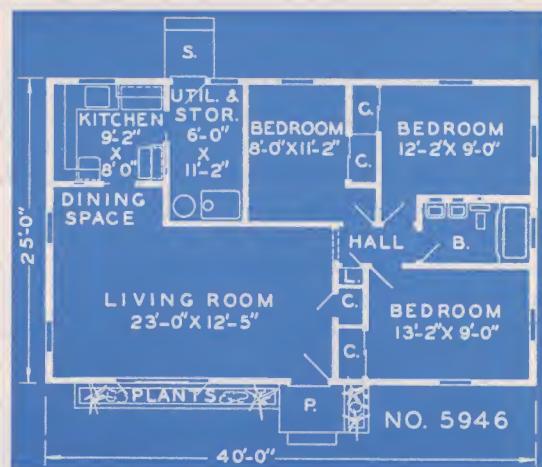
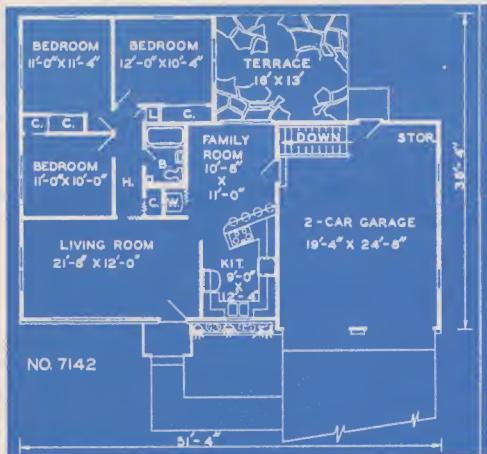




**No. 5946**—The simple yet effective lines on which this home has been planned insure it being moderate in cost. A great deal of planning has gone into room arrangement as indicated by the excellent floor plan.

Area First Floor ..... 1,000 Sq. Ft.

Complete plans as shown or reversed, specifications, lumber and mill list....\$20.00  
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**No. 7142**—The stone veneer and siding add to the attractiveness of this small three bedroom design. Note the breakfast bar between the kitchen and family room, the flagstone terrace area behind the family room and the large sliding glass doors. There is a full basement with entrance through the double garage.

Area	Sq. Ft.
First Floor	1,086
Basement	774
Garage	506

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Page 27

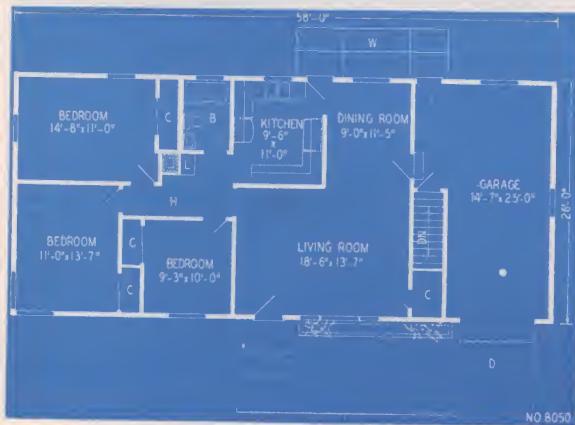
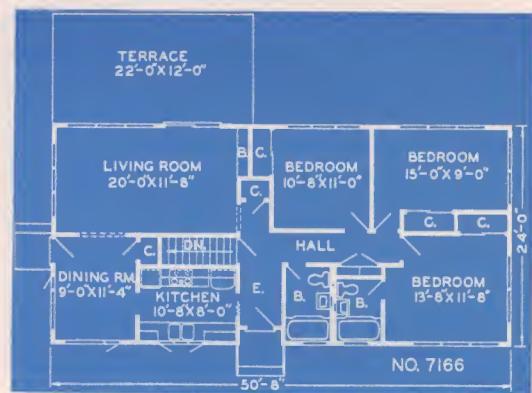




**No. 7166**—The living room of this design is in the rear with easy access to a large terrace. The kitchen and dining room on the front overlook the street. There is no traffic pattern through the living room because the front entrance is into a hallway. Three bedrooms and two full baths. The full basement provides room for storage, utilities and space for a large recreation room.

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Area	Sq. Ft.
First Floor	1,209
Basement	1,209

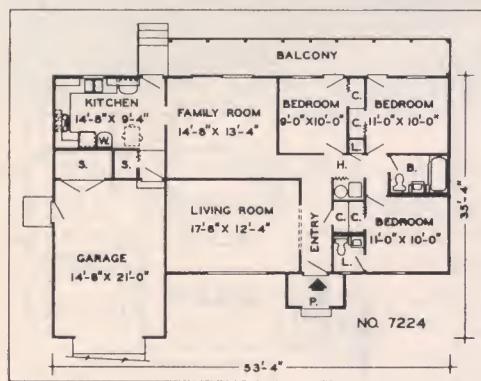


**No. 8050B**—A rectangular shaped house without costly offsets will keep construction costs at a minimum. Large livable rooms combined with a modern exterior are shown for this design. The large overhang of the roof at the entrance provides ample protection from the weather.

Complete plans as shown or reversed, specifications, lumber and mill list.....\$22.50  
Duplicate sets with original order Per set, 5.00

Area	Sq. Ft.
First Floor	1,166
Basement	1,166
Garage	341





**No. 7224**—Nestled in the hills is this attractive low built ranch home. Three bedrooms with  $1\frac{1}{2}$  bath. Note the balcony porch on the rear with entrance to two of the bedrooms and large sliding glass doors into the family room. You will enjoy the evenings on this balcony. The front entrance is into a hallway, therefore no cross traffic in the living room. There is a single garage with entrance on the front.

Complete plans as shown or reversed specifications, lumber and mill list ..... \$25.00

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Area Sq. Ft.

First Floor ..... 1,233

Garage ..... 320

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**No. 6140B**—A beautiful small home—with more space than first glance would indicate. It has a low pitched built-up roof, plank and beam ceilings throughout, a large kitchen, built-in range and oven,  $1\frac{1}{2}$  baths, and bedrooms large enough for twin beds. The 2 stairways marked "down" lead to the basement which also has a recreation room with fireplace.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50

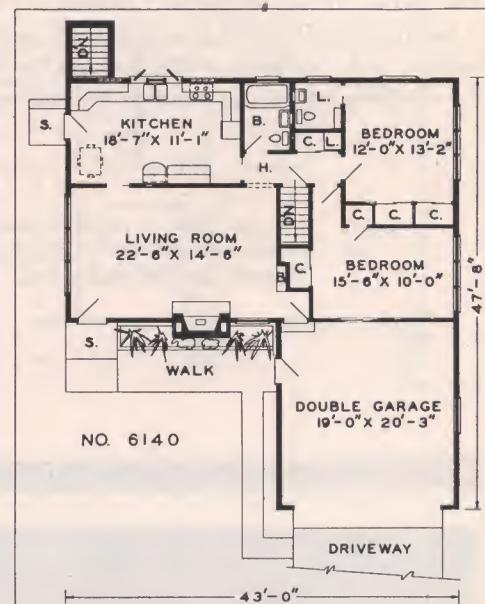
Duplicate sets with original order ..... Per set, 5.00

Area Sq. Ft.

First Floor ..... 1,161

Basement ..... 1,161

Garage ..... 414



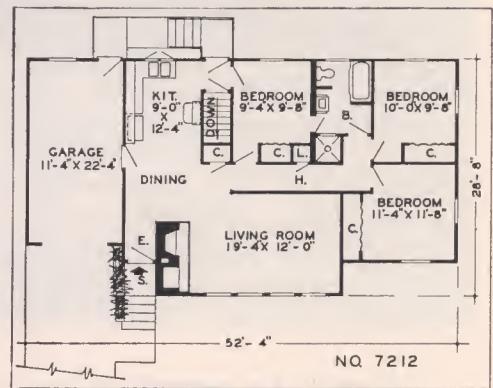


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**No. 7212**—Three bedrooms if desired or the third can easily be made into a family room. The bath is complete with separate tub and shower. Note the hallway which excludes traffic through the living room. There is a basement for whatever space you need as well as the attached garage.

Complete plans as shown or reversed, specifications,  
 lumber and mill list ..... \$20.00  
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Area	Sq. Ft.
First Floor	1,112
Basement	1,112
Garage	269



**ENJOY BACK**

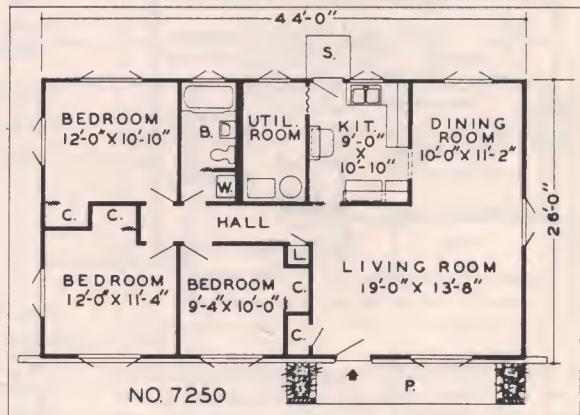
A modern, efficient fireplace broiler will add to the efficiency of outdoor entertaining those week-end guests. For those who like to live out in the open but with the security of a "roof over their heads," an open breeze-way, covered by a roof of fibre-glass panels makes a comfortable rendezvous, away from the confines of the office or factory. Take advantage of the fine selection of plans and start your project today.

*Picture, Courtesy of: National Concrete Masonry Assn.*



**No. 7250**—A three bedroom home, rectangular in shape with flat roof which would be economical to build. There is no basement but a large utility room just off the kitchen and close to the rear entrance. The spacious L shape living-dining area provides ample room for your leisure enjoyment and for the entertainment of guests. The outside dimensions of this room are 19' x 24' 10". This is a very compact home with all space used to the best advantage.

Complete plans as shown or reversed, specifications, lumber and mill list .....	\$22.50
Duplicate sets with original order .....	Per set, 5.00
Area First Floor .....	1,144 Sq. Ft.

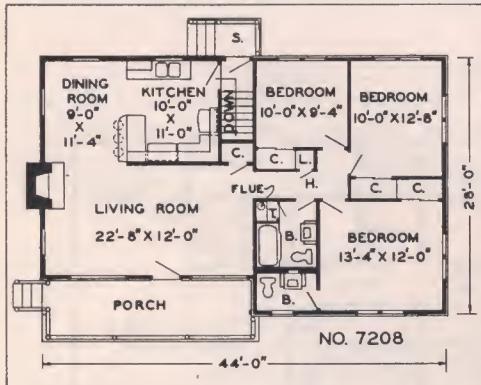


## YARD LIVING

You can find happiness and comfort in "outdoor living" in your own back yard. More and more, the American people, are devising new and ingenious ways to live and entertain out-of-doors. Comfortable living-rooms, dining, playing and sleeping areas are being built with a small investment and a little effort through the use of the "Do-it-yourself" Books made available to you by the Garlinghouse Company.



Picture, Courtesy of: West Coast Lumberman's Assn.



THE PLANS, SPECIFICATIONS, LUMBER AND MILL LISTS as we have them made up for the designs in our books are sufficient and further details are not needed by any competent builder.

**No. 7208**—Conveniently arranged, three bedroom, mountain or lake home. It has 1 1/2 bath with ample closet space. Basement with lots of room for storage, bunk beds or whatever you desire. The fireplace will add enjoyment to your evenings. You can relax and forget your worries in this rustic home.

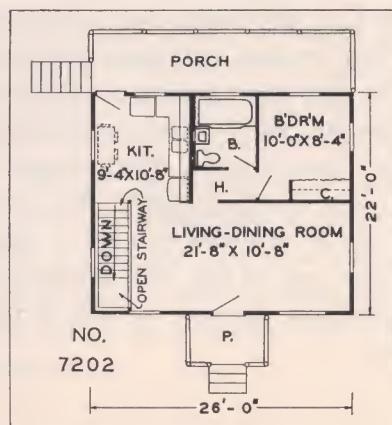
	Area	Sq. Ft.
Complete plans as shown or reversed, specifications, lumber and mill list .....	\$20.00	First Floor .....
Duplicate sets with original order.....Per set, 5.00		Basement .....

**No. 7202**—Your retreat to the mountains or to your favorite trout stream. The log siding makes this a real cabin, a place to relax and enjoy the scenery from the 26 ft. back porch. There is one bedroom and full bath on the first floor with kitchen and large living-dining area. The full basement can be used and divided as your needs demand.



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Per set .....	

Area	Sq. Ft.
First Floor .....	572
Basement .....	572



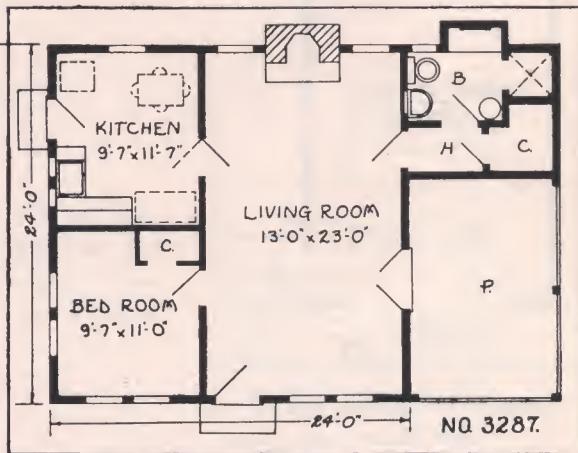
## GUARANTEE

Complete plan sets will be sent by return mail, within 24 hours after order is received. All transactions with The L. F. Garlinghouse Co., Inc. are on a money-back guarantee basis. Unused plans may be returned in five days for full credit on other plans or for cash refund.



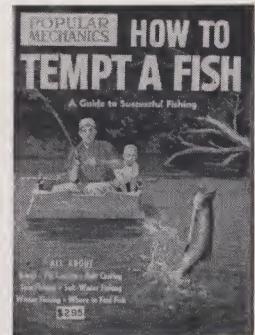
**No. 3287**—Simplicity and comfort are the basic features of this lake shore or mountain cabin. The long living room with open fireplace in one end will guarantee many pleasures on cool evenings while the open, screened-in porch adds to your summer enjoyment. A small investment will add hours of pleasant "away-from-the-city" living.

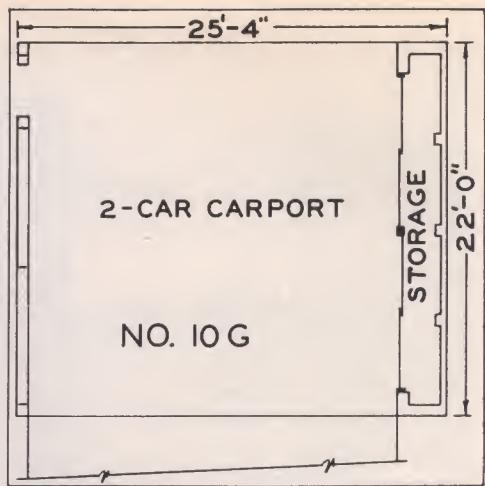
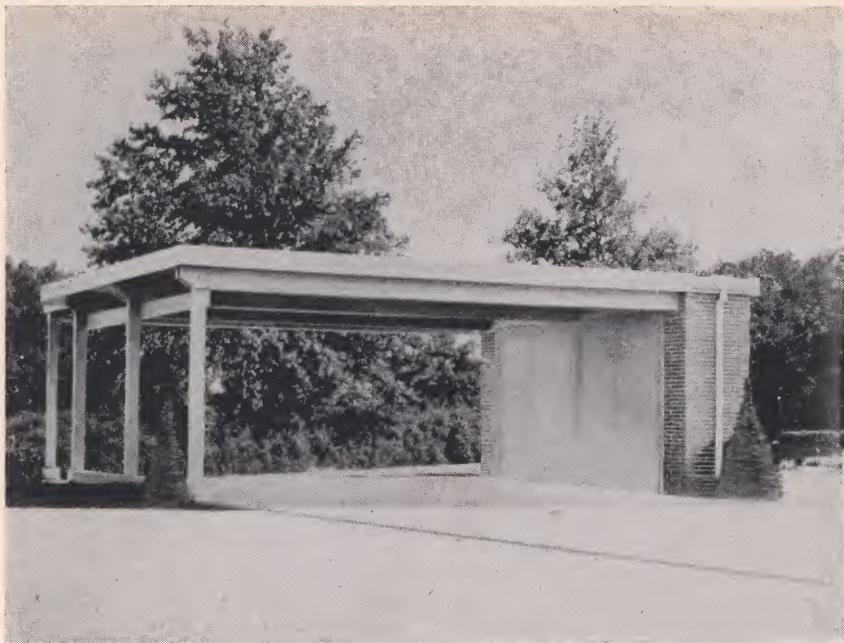
No. 3287—Complete plans as shown or reversed, specifications, lumber and mill list, .....	Area Sq. Ft.
list, .....	\$10.00
Duplicate sets with original order. Per set, 5.00	Screen Porch ..... 150



## HOW TO TEMPT A FISH

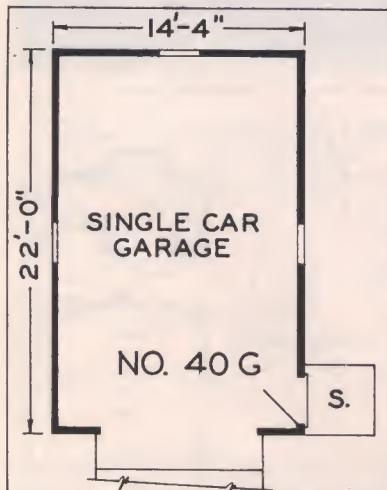
Do you like to fish? If so, you have plenty of company . . . with over 15 million holders of fishing licenses . . . and who knows how many without licenses! Every angler, young or old, will really enjoy this book . . . and find much in it that you can put to good use. Reading its pages provides a wide grasp of its subject and a burning desire to try out your newfound knowledge in the nearest fishing spot. Even the veteran fisherman will find literally hundreds of valuable tips. Here is more fishing lore than any single man could amass in a lifetime. Top authorities cover lures, bait, fly and spin casting — salt water, stream, lake, wade, ice, and every manner of fishing. Plenty of tips on equipment. Many action photos plus 16 pages in full color. 144 pages \$2.95





Complete working blue prints.

\$5.00 per set



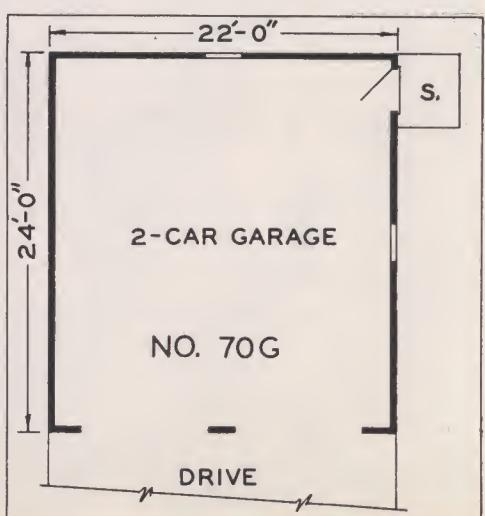
Complete working blue prints.

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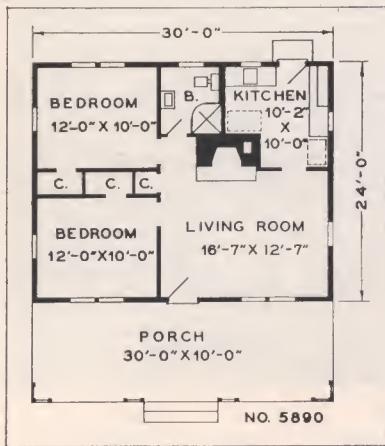


Complete working plans.

\$5.00 per set



Area	Sq. Ft.
First Floor	720



No. 5890 — Complete plans as shown or reversed, specifications lumber and mill list ..... \$10.00

Duplicate sets with original order  
Per set, ..... 5.00

**No. 5890**—This 2-bedroom cottage is excellent for a summer home in the mountains or at the shore of your favorite lake. The simple arrangement of kitchen, living room, and bath saves money in confining plumbing and heating to a central location. Ample closet space is provided and the long open porch gives charm to the appearance.

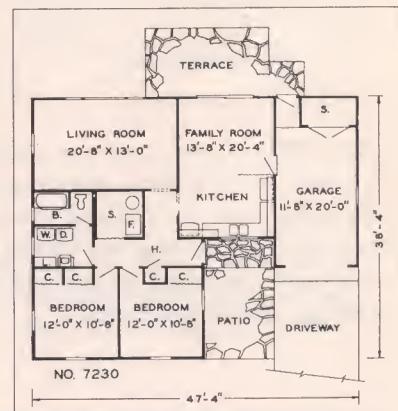
Your plans are mailed by parcel post (or air mail if extra charge is paid) within one day after the order is received by The L. F. Garlinghouse Co., Inc., Topeka, Kansas.

**No. 7230**—This mountain home under the pines looks cool and inviting. This two bedroom home is a good place to relax when you are not hunting, fishing, boating, etc. The front entrance is into a hallway, leading to the bedrooms, living room or kitchen. There is no cross traffic in any of the rooms except through the kitchen to the rear entrance. There is a single garage and no basement.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00

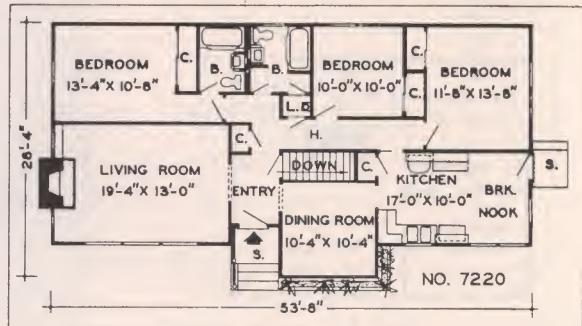
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Area	Sq. Ft.
First Floor	1,174
Garage	300





**No. 7214**—Your mountain ranch home with large family room. Three bedrooms, two full baths and four other rooms including the large wood burning fireplace for your enjoyment. There is a 40' patio at the rear so you can see the valley, the stream and the mountains in the distance. The patio may be entered by sliding glass doors either from the dining room or the family room. There is a basement.



	Area	Sq. Ft.
First Floor	.....	1,467
Basement	.....	1,467
Garage	.....	347

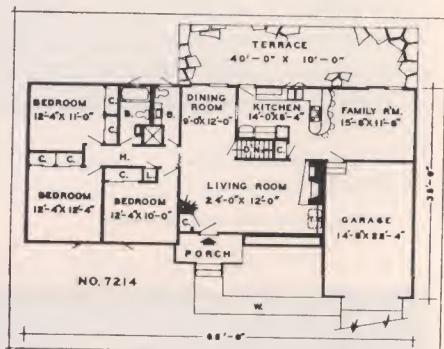
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Duplicate sets with original order ..... Per set, 5.00

### Get The Advantages In A Home That Is **SPECIAL-BUILT Just For You.**

**No. 7220**—A three bedroom home on the side of the mountain. The front entrance is into a hallway which prevents cross traffic through any room. You can go to the living room, dining room or sleeping area without bothering anyone. You may also go from the kitchen through the back hall to the sleeping area. This plan is arranged for your convenience. The basement has ample space for storage, utilities and bunks.

Complete plans as shown or reversed, specifications,  
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	Area	Sq. Ft.
First Floor	.....	1,356
Basement	.....	1,356



### A Custom Built Home is Better

A home specially built to fit the desires and needs of your family is the big advantage of custom-building. The results are greater satisfaction and more pleasure for you. Let Garlinghouse Home Plan Books help you.



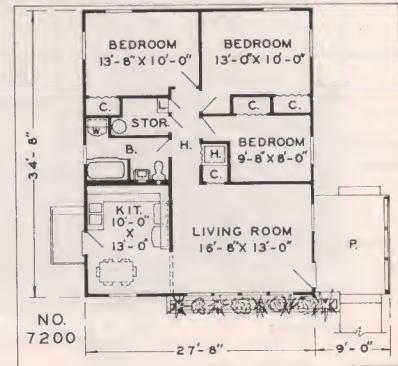


**No. 7200**—Your summer home on the lake or in the mountains. Three bedrooms with one bath. There is no basement, however there is a storage room provided. The vertical siding, low pitched roof and lines make this an attractive small home. With or without the porch it can be built on a very small lot.

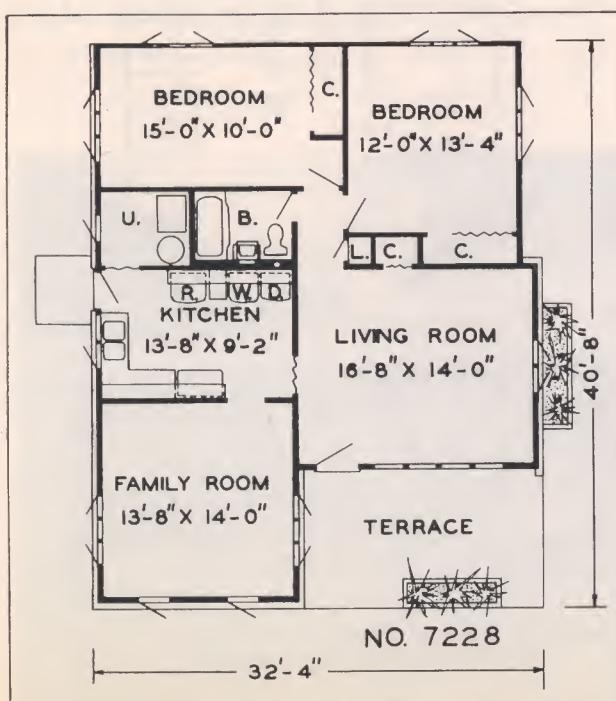
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
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Area First Floor ..... 961 Sq. Ft.

Secure the complete plans from your dealer or  
**THE L. F. GARLINGHOUSE COMPANY, INC.**  
Topeka, Kansas



**No. 7228**—Beautiful and attractive lines of this cottage will make it a pleasure to own. Note the shingle siding, shed roof and the clerestory windows in front. This will be an economical home to build. It has two bedrooms, one bath and no basement. The kitchen is convenient with built-ins and there is a large family room. Utility space is provided off the kitchen.

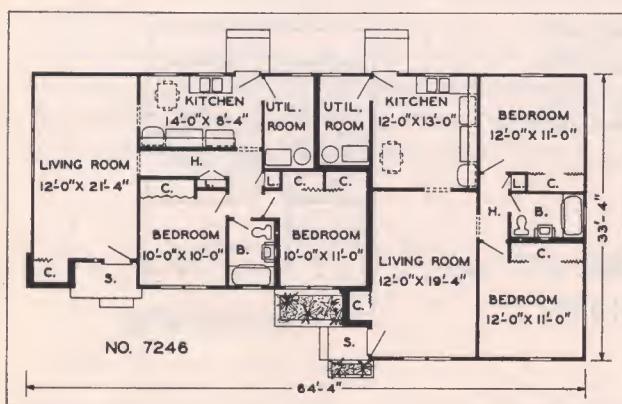


Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
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Area First Floor ..... 1,124 Sq. Ft.

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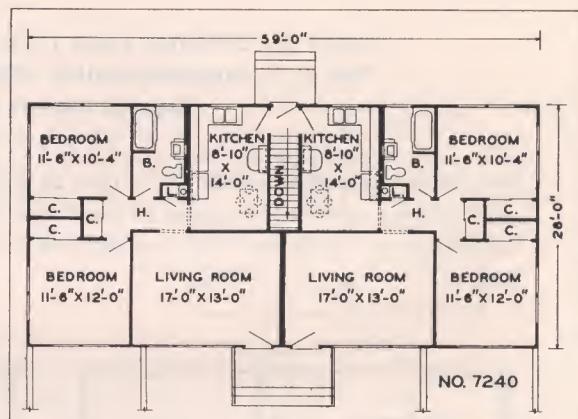
**No. 7240**—This duplex has many features of interest. All rooms have outside windows and ample space. The bathrooms are large. The built in kitchen and dining room are together. There is a front and back entrance to each unit as well as through the basement. You will note the garage is in the basement with a front entrance. The stairway marked down provides access for both units to their storage and utility space in the basement as well as to the garage. There are separate heating units.

Complete plans as shown, specifications, lumber and mill list ..... \$22.50  
 Duplicate sets with original order ..... Per set, 5.00  
 Area First Floor ..... 1,652 Sq. Ft.

Page 38

**No. 7246**—The brick veneer, vertical and horizontal siding and the "L" shape of the plan make this plan attractive in appearance. There are two 2-bedroom units with large living rooms and kitchen-dining areas. Each unit is provided with its own room for utilities and storage. Because of the location of the entrances this plan appears to be a single unit residence.

Complete plans as shown, or reversed, specifications lumber and mill list ..... \$20.00  
 Duplicate sets with original order ..... Per set 5.00  
 Area First Floor ..... 1,800 Sq. Ft.

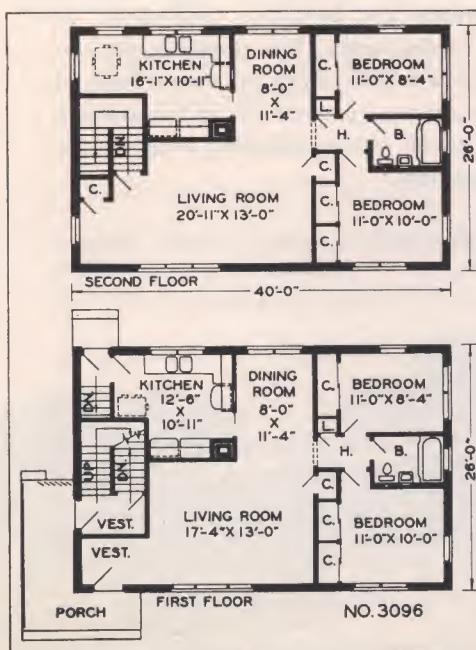




Area	Sq. Ft.
First Floor	1,040
Second Floor	1,040
Basement	1,040

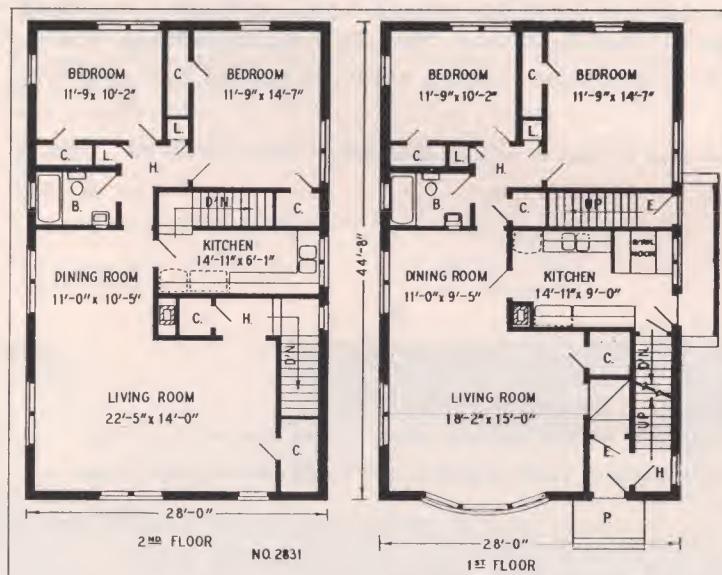
**No. 3096**—A complete five-room unit is shown on each floor of this attractive and modern appearing duplex. There are no costly offsets in the plan and the rooms although compactly arranged are large enough for comfortable living. Entrance to the second floor is at the side entrance offering complete privacy to the first floor occupants.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$25.00  
Duplicate sets with original order ..... Per set, 5.00



To build without definite plans invites misunderstandings,  
possibility of costly mistakes and faulty, weak construction.

Select the design for your new home from a Garlinghouse Plan Book and send for the complete plans, specifications, lumber and mill lists. Secure them from your dealer, Loan Company, or The L. F. Garlinghouse Company, Inc., Topeka, Kansas.



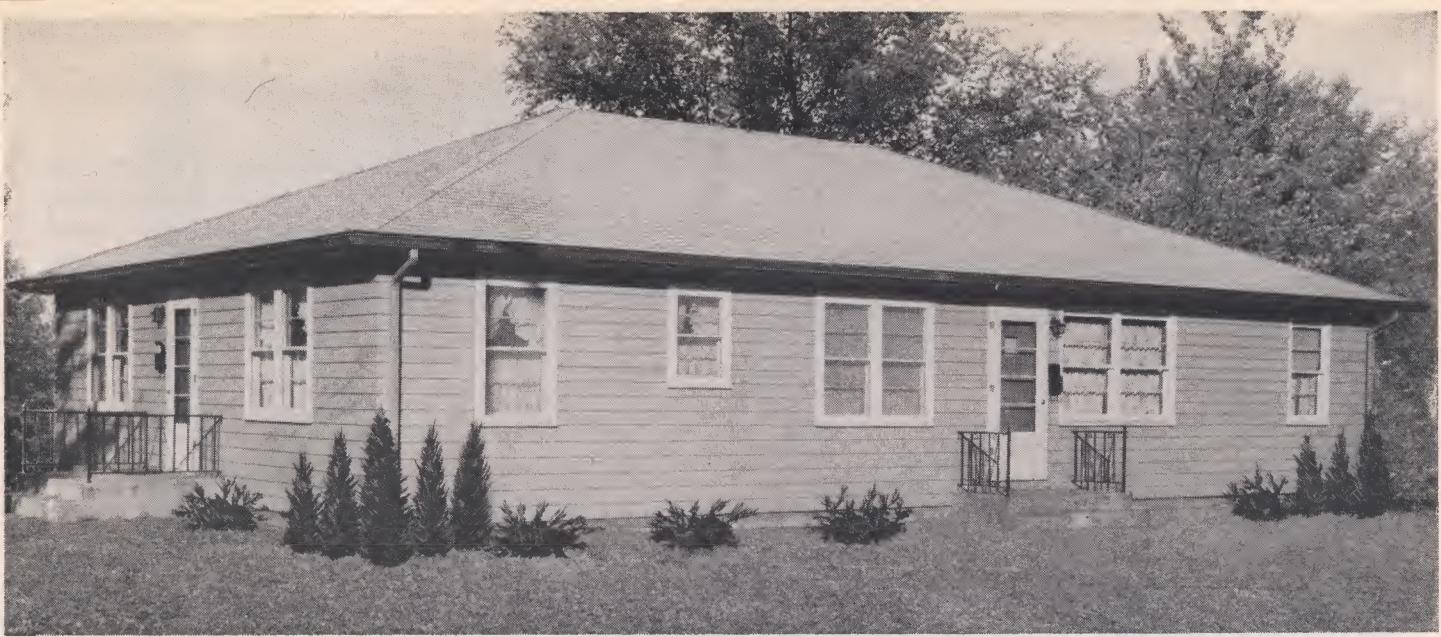
**No. 2831**—Here's a convenient duplex of five-room units that will fit a narrow city lot. Each room has excellent cross-ventilation. The rear stairway to the second floor is made possible without the sacrifice of space needed for any other purpose, and permits a "back door" as a service entry. The seven closets designed for this upper unit should meet all the storage requirements of the average occupant without requiring access to the basement.

Complete plans as shown, or reversed, specifications, lumber and mill list..... \$22.50

Duplicate sets with original order... Per set, 5.00

Area	Sq. Ft.
First Floor	1252
Second Floor	1252
Basement	1252

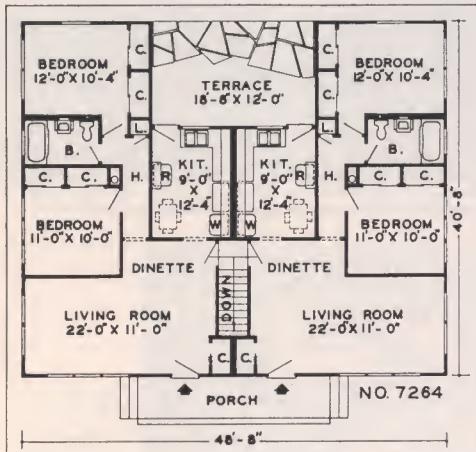
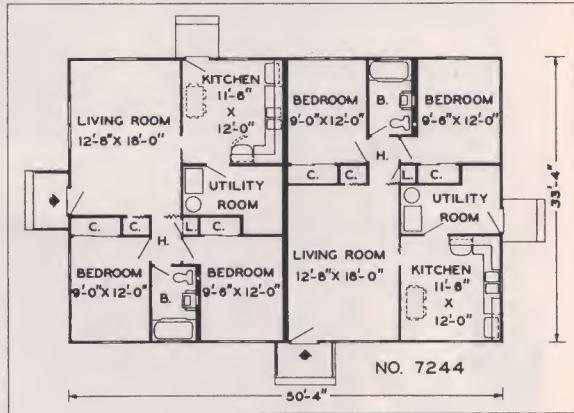
Secure your complete plans from your lumber dealer, saving and loan association, or directly from  
The L. F. GARLINGHOUSE COMPANY, Inc., 820 Quincy Street, Topeka, Kansas.



**No. 7244**—An ideal plan for a corner lot, because each unit has a private entrance from the street. Each apartment has two bedrooms, two entrances, large living room with kitchen and dining areas combined. The plan is without basement, however there is a utility room for each unit and separate heating equipment. The size and compactness of this plan makes it an attractive investment.

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Duplicate sets with original order ..... Per set, 5.00

Area First Floor ..... 1,675 Sq. Ft.



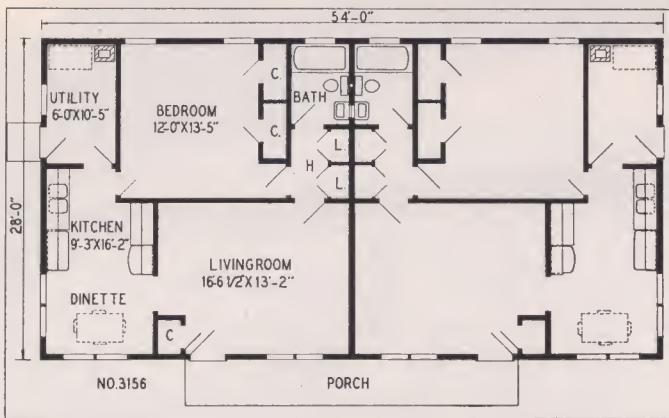
**No. 7264**—Economical to build, easy to maintain—a good investment. You can live in one side and rent the other, this plan will fit into any community because it looks like a residential home. Both sides are identical with two bedrooms and large bath, large kitchen with built-ins and room for eating. The large L shape living room gives ample space for leisure living or entertaining. Both units have a front and rear entrance as well as one to the basement. The terrace may be used by all.

Complete plans as shown, specifications, lumber and mill list ..... \$22.50  
Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	1,758
Basement	1,758

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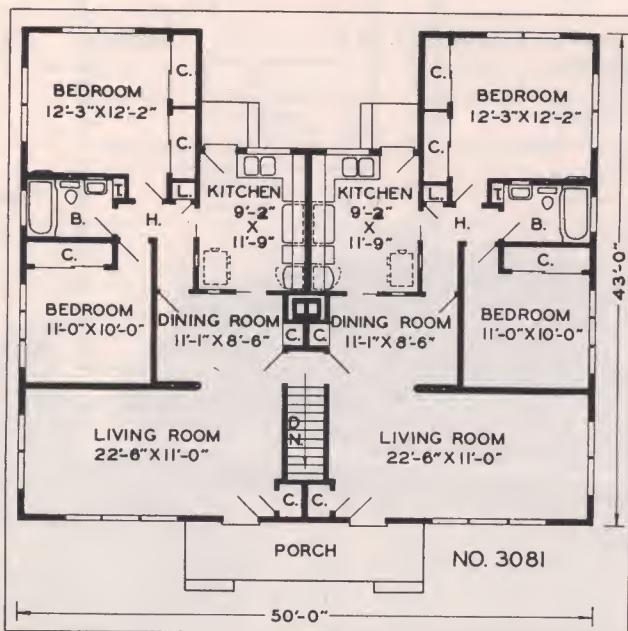


**No. 3156**—Pictured at right—This design is ideal for the investor-builder. Both its exterior appearance and interior arrangement will attract renters, and its simple rectangular lines assure economy of construction. The ample utility rooms eliminate need for a basement. Floors are asphalt tile.

Complete plans, specifications, lumber and mill list \$17.50

Duplicate sets with original order. Per set, 5.00

Area First Floor 1,512 Sq. Ft.



**No. 3081**—The modern appearance of this two unit design will be an asset to any neighborhood and the owner should experience little difficulty in keeping the units occupied. The units have been efficiently arranged for the comfort and convenience of the occupants. The basement extends from the chimney to the front wall and shows separate heating facilities for each unit.

Complete plans, specifications, lumber and mill list \$22.50

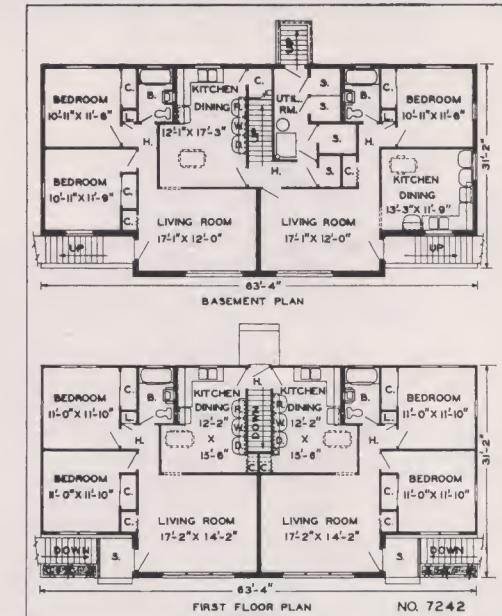
Duplicate sets with original order. Per set, 5.00

Area	Sq. Ft.
First Floor	1,968
Basement	1,020



**No. 7242**—This plan will make a good investment for your income program. With a hipped roof and a brick veneer on the front it makes an attractive dwelling for any locality. There are four units, three units with two bedrooms and one in the basement with one bedroom. The kitchen and dining area are together and provide plenty of space. The kitchen has built in range, washer and dryer in the three larger units. There is a front and back entrance for all four apartments. The utility room in the basement is accessible to all.

Complete plans as shown, specifications, lumber and mill list .....	Area	Sq. Ft.
	\$25.00	
Duplicate sets with original order.....	Per set,	5.00

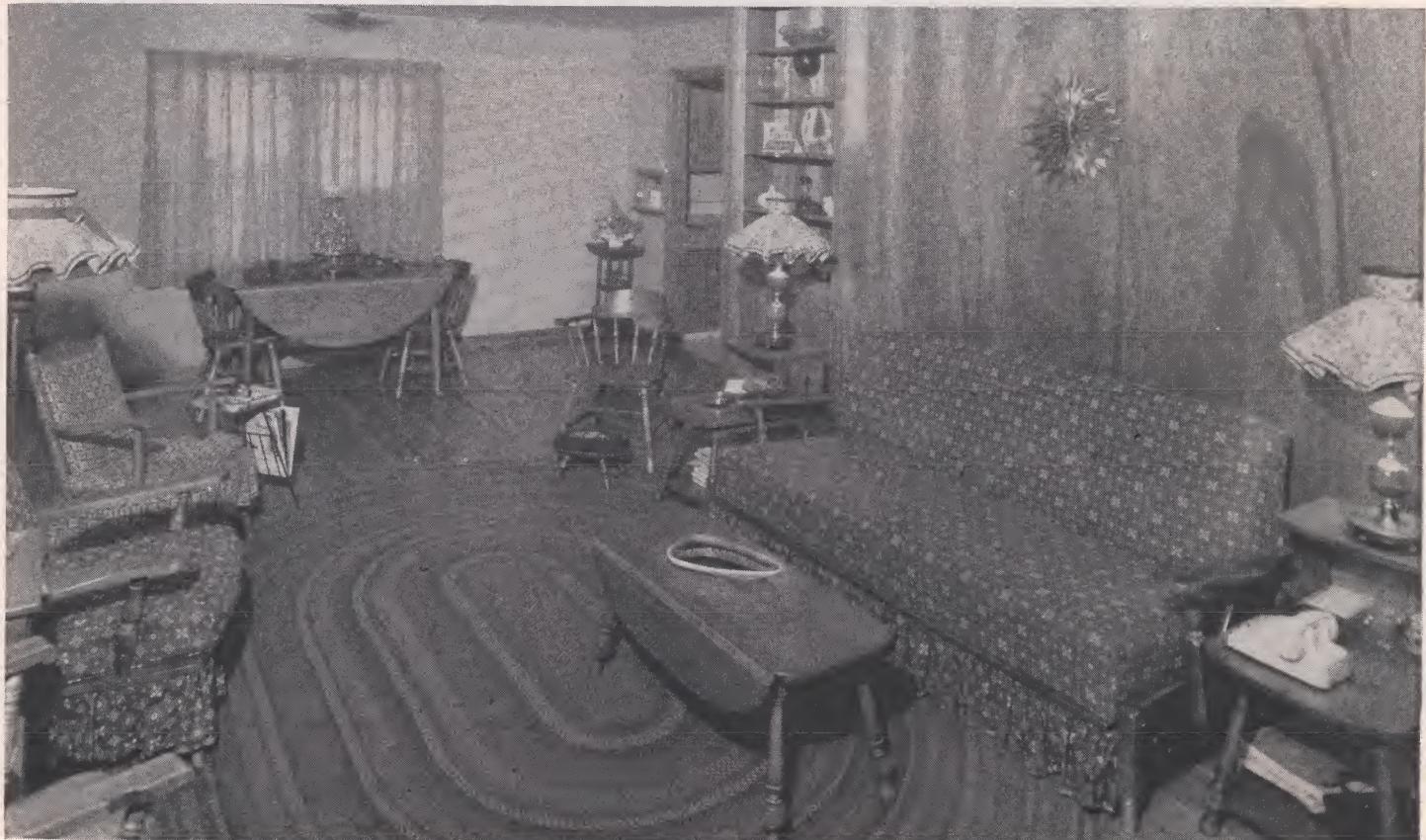


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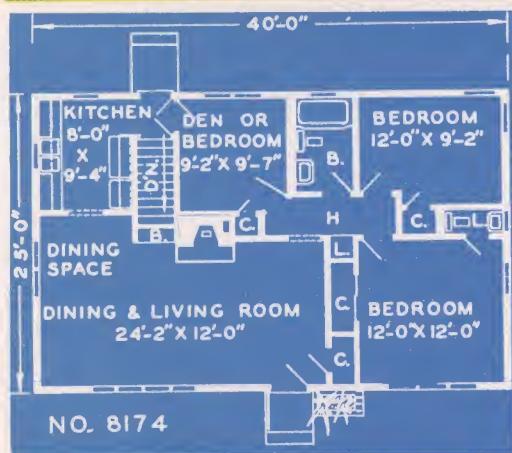
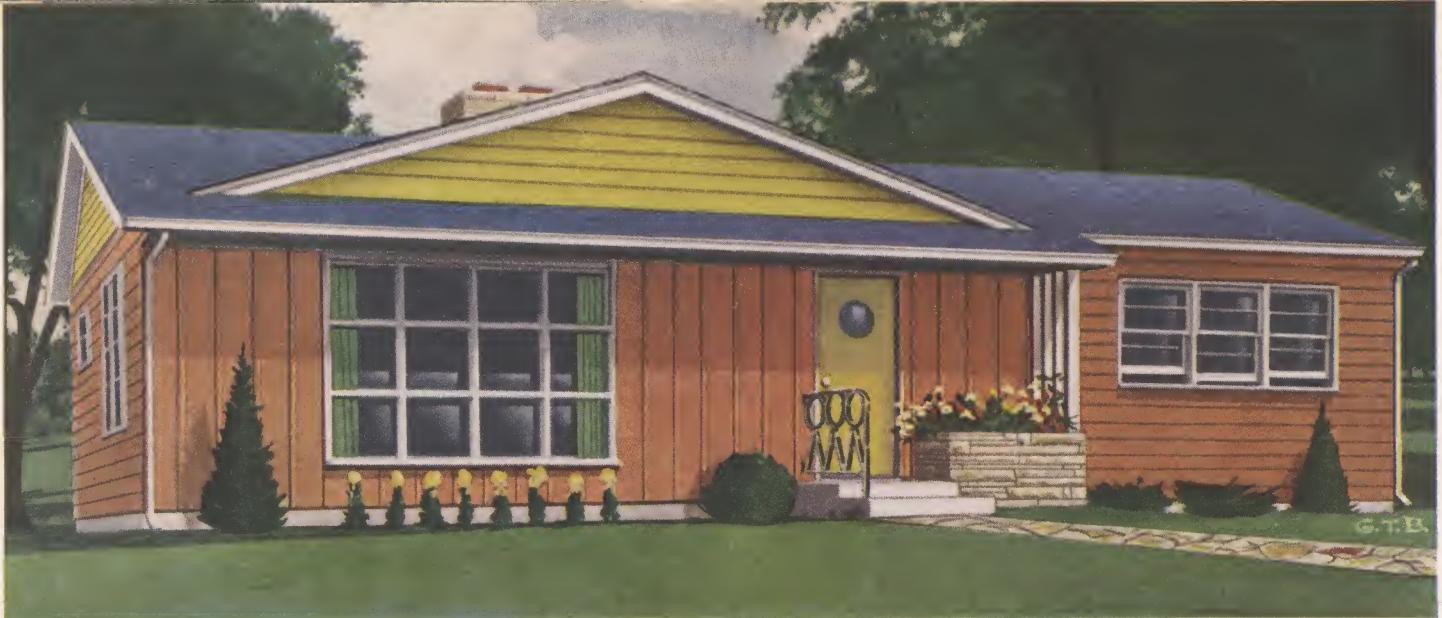
Plan No. 8174 on the opposite page in four colors is an attractive home. The false gable roof, the effective use of different types of windows, the horizontal and vertical siding and the stone trim make you want to live here.

The exceptionally large living and dining room area makes possible space for the entertainment of guests. The room is over 24 feet long which is unusual for a small home. Yes, you would enjoy having your friends visit and entertaining guests. Your choice of furniture will naturally make a difference in the appearance. Usually small pieces of furniture will make the room look larger.



Today's kitchen can be a place of beauty as well as a serviceable area. This kitchen profits by modern devices and facilities. The terrific mental and physical strain and loss of time formerly required have been abolished. This kitchen makes meal-getting a more pleasant task and gives more leisure for relaxation and recreation. You can avoid much wear and tear by planning your kitchen work center and constructing it to fit your height and work habits.





**No. 8174**—Designed for economy in construction without sacrifice of good exterior lines, this plan avoids the monotony of exterior design too often found in rectangular shaped homes. The false gable, excellent window treatment, combination of siding and the stone planting box give a clean-cut, modern exterior. The highly efficient floor plan utilizes each foot of space to the best advantage.

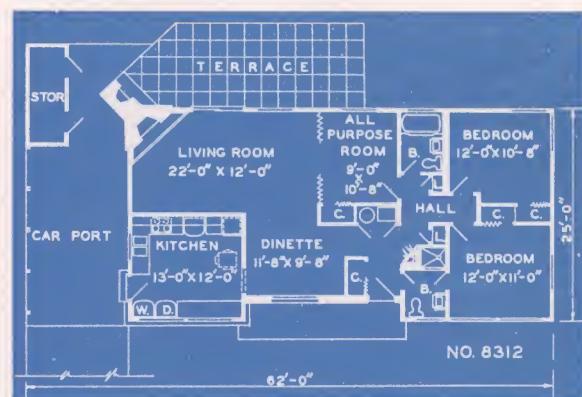
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	1,000
Basement	1,000

**No. 8312**—A two or three bedroom home with two complete baths. The kitchen and dinette are on the front with the large living room opening on the terrace at the rear of the house. Note the corner fireplace which is extended to provide an outside fireplace on the terrace. There is no basement.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$22.50  
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Area	Sq. Ft.
First Floor	1,220
Storage	60

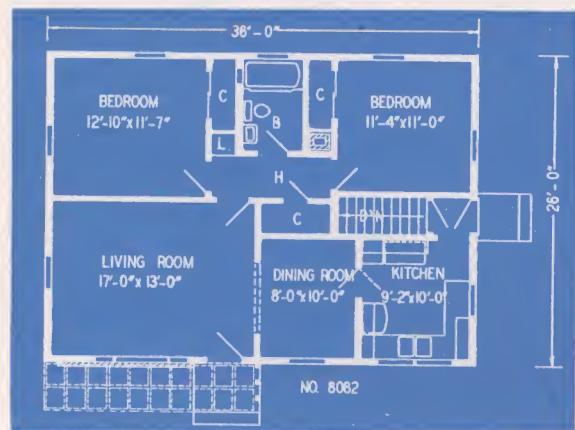
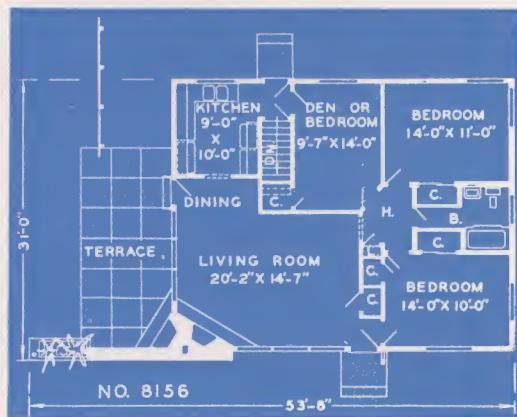




**No. 8156**—The stonework of the fireplace has been extended to give a distinct and sturdy appearance to this small three bedroom home. The terrace with the outdoor fireplace offers an invitation to outdoor living. The large glassed areas of the living room permit an excellent view of outside surroundings. House without extended stonework is only 38' wide.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
Duplicate sets with original order. Per set, 5.00

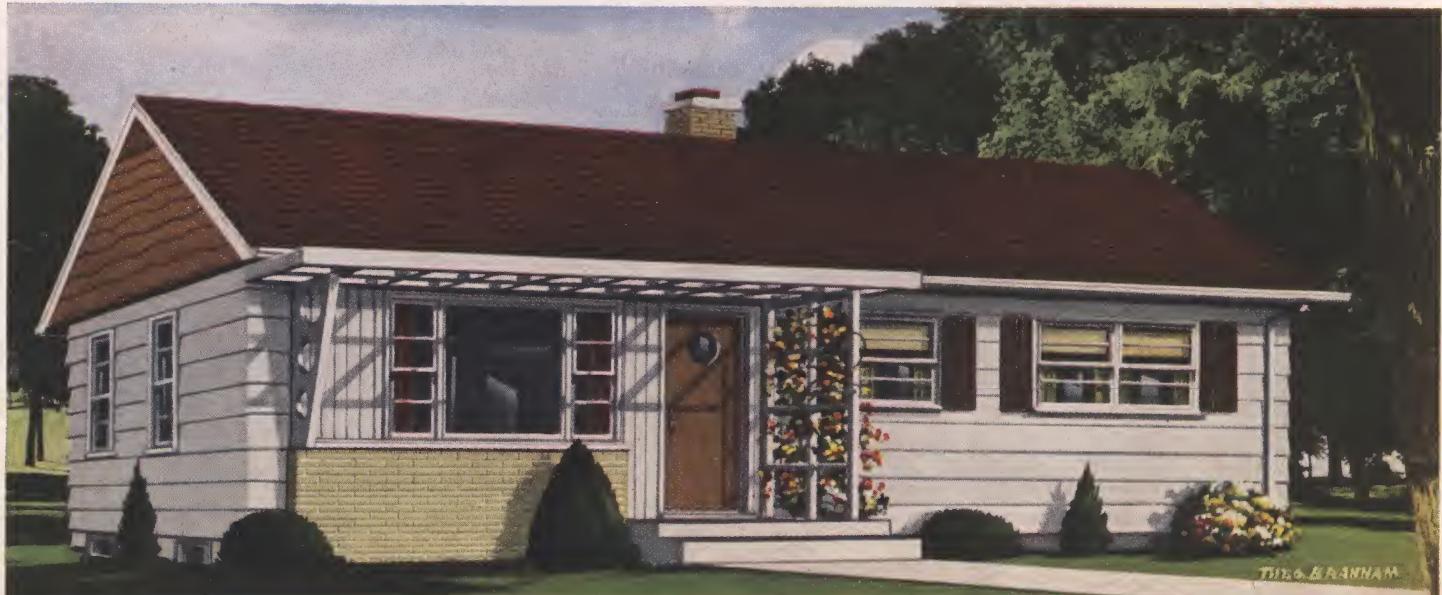
Area	Sq. Ft.
First Floor	1,140
Basement	1,140



**No. 8082**—Suitable for most 50-ft. lots, this little cottage with its modern lines has been designed for the economy minded builder. The plan shows less than 1000 sq. ft. of floor space and all space has been utilized to the best advantage without sacrifice of livability.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50  
Duplicate sets with original order. Per set, 5.00

Area	Sq. Ft.
First Floor	936
Basement	936

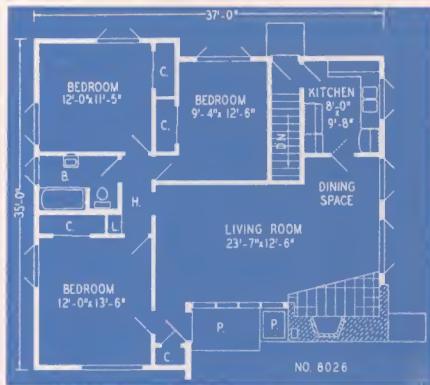
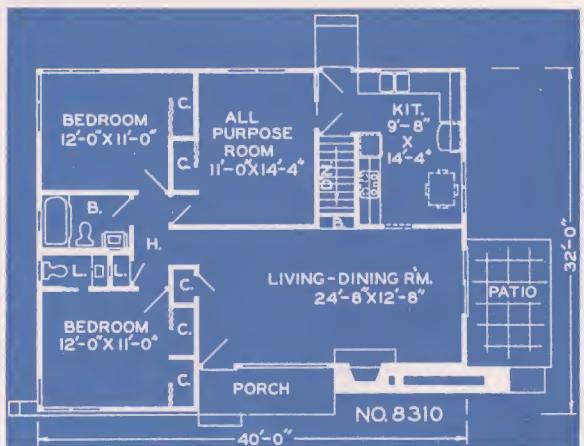




**No. 8310**—A small modern low pitched roof home you will enjoy to own. A 24'8" by 12'8" living-dining room with large sliding doors, leading to the patio. Two bedrooms with a third all purpose room. There is 1½ bath, plenty of closet space on the first floor and a full basement.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00  
Duplicate plans with original order, Per set, 5.00

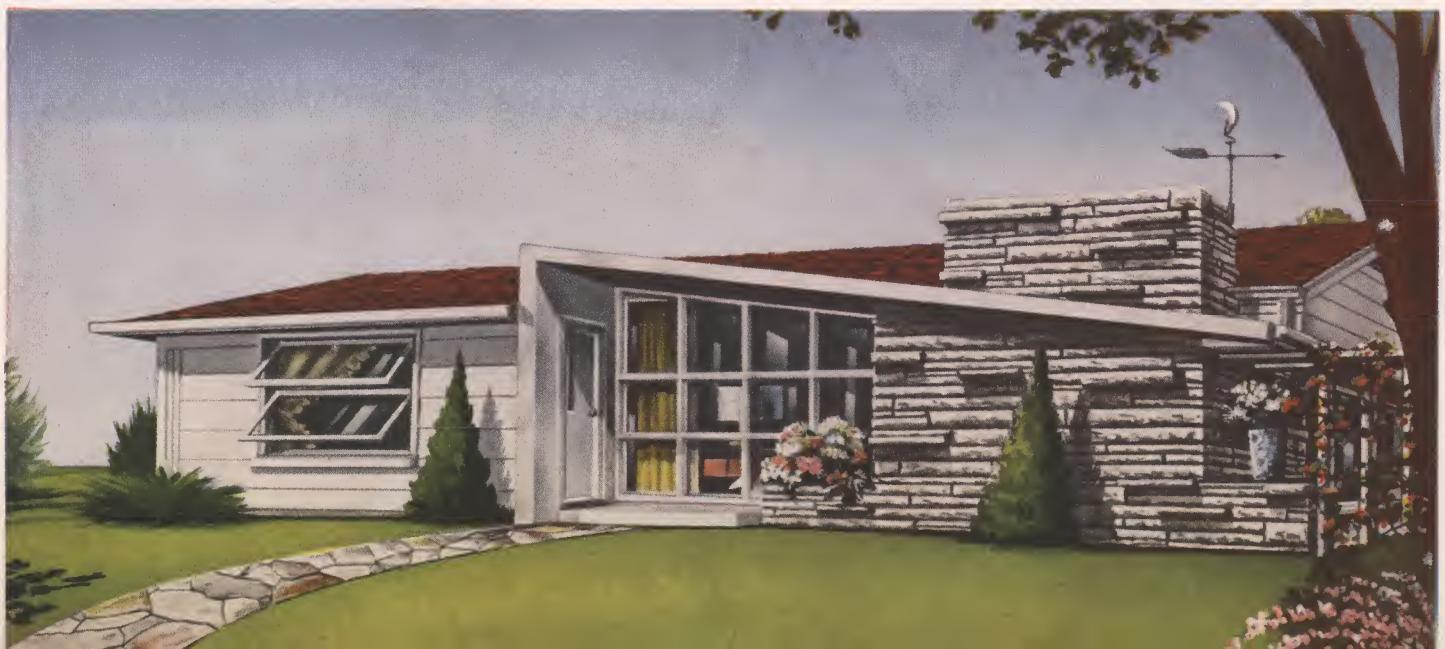
Area	Sq. Ft.
First Floor	1,208
Basement	1,208



**No. 8026**—A modernistic design that has wide appeal. Although the plan has only a 37-ft. frontage and features three bedrooms, the rooms have been arranged without crowding and all the floor space is utilized to good advantage.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50  
Duplicate sets with original order, Per set, 5.00

Area	Sq. Ft.
First Floor	1,121
Basement	1,121



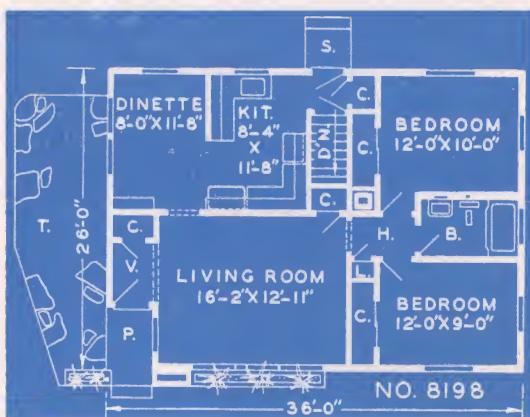
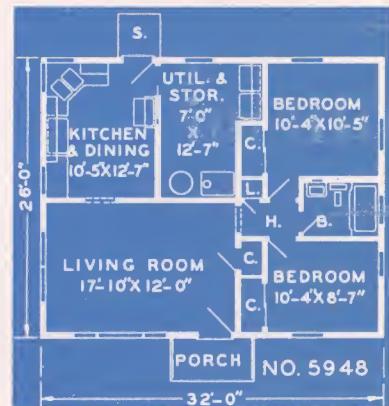


**No. 5948**—A minimum house with maximum efficiency. Interest and variety in the exterior are achieved by use of both vertical siding and shingles and finished in contrasting colors. The large kitchen easily accommodates a dining table.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$15.00

Duplicate sets with original order ..... Per set, 5.00

Area First Floor ..... 832 Sq. Ft.



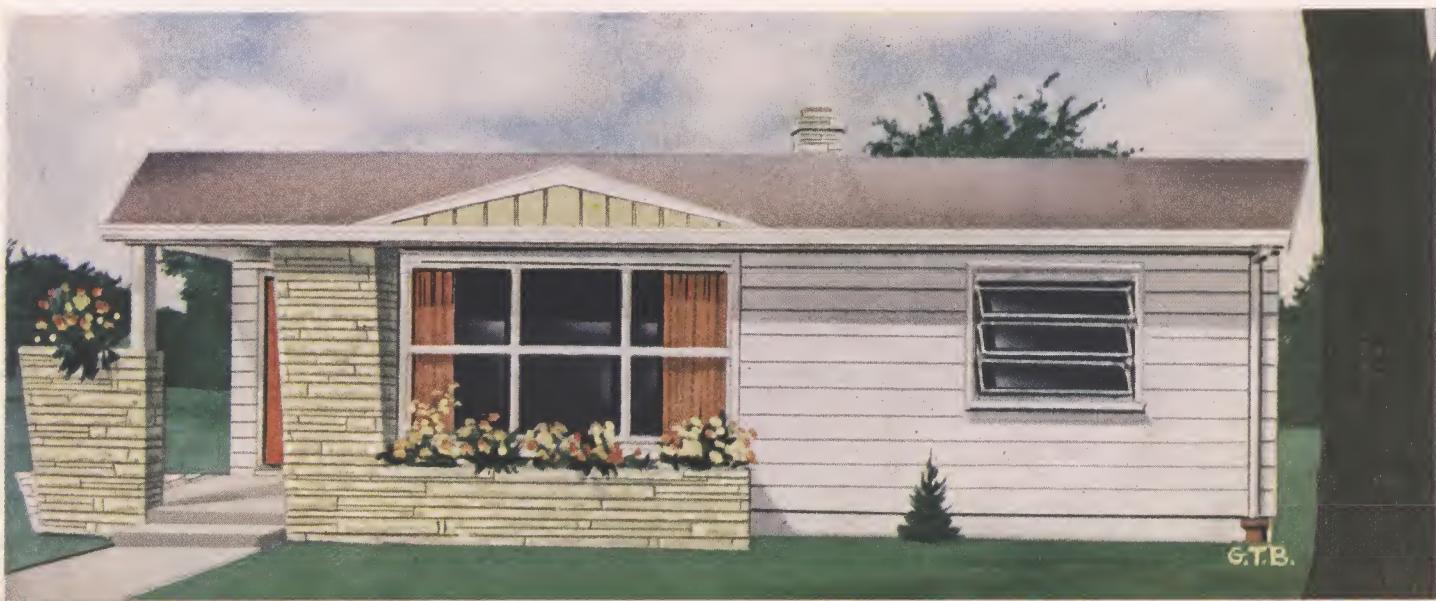
**No. 8198**—This is a most comfortable small two bedroom home. The designers have created this small and highly efficient plan with almost complete useful space—only the small area outside the bedrooms and bath serving as a hall. The simple and trim lines of the exterior are enhanced by the stone trim and planting box under the large living room window.

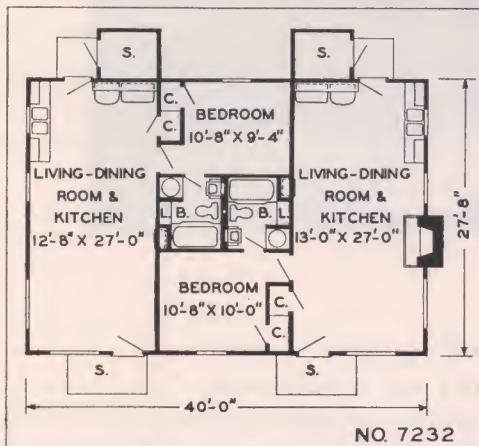
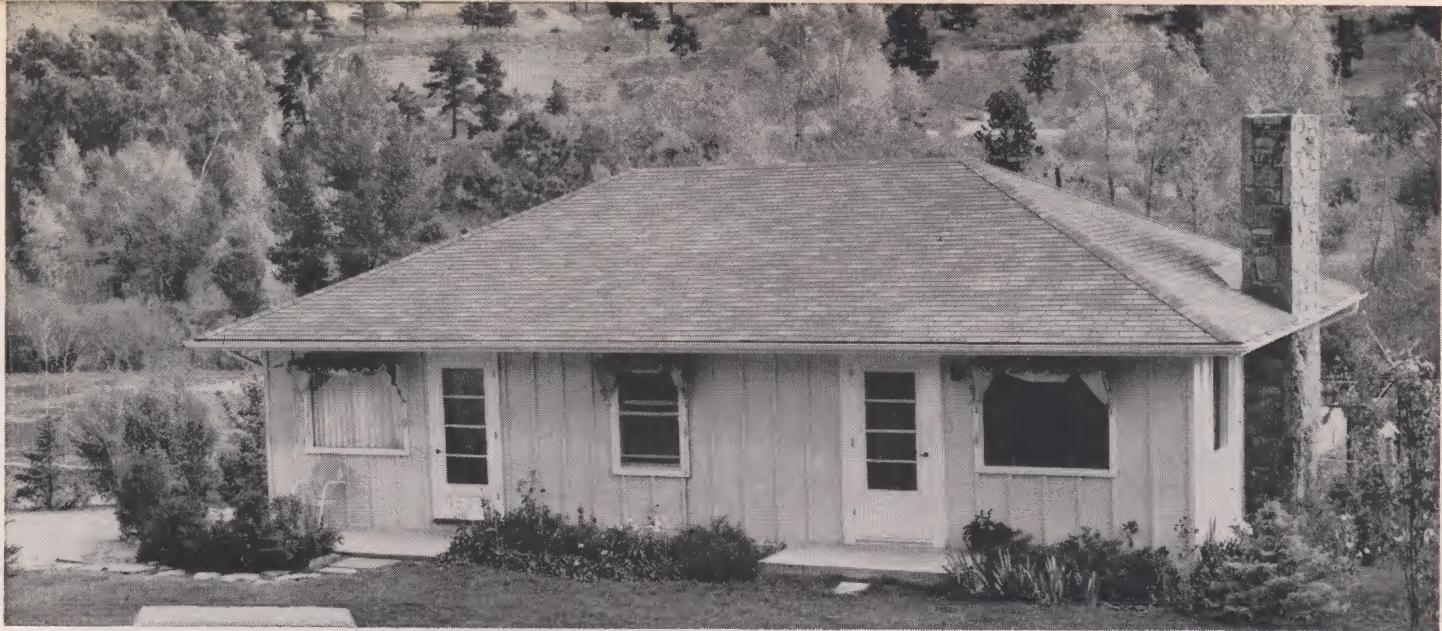
Complete plans as shown or reversed, specifications, lumber and mill list ..... \$15.00

Duplicate sets with original order. Per set, 5.00

Area ..... Sq. Ft.  
First Floor ..... 914

Basement ..... 914





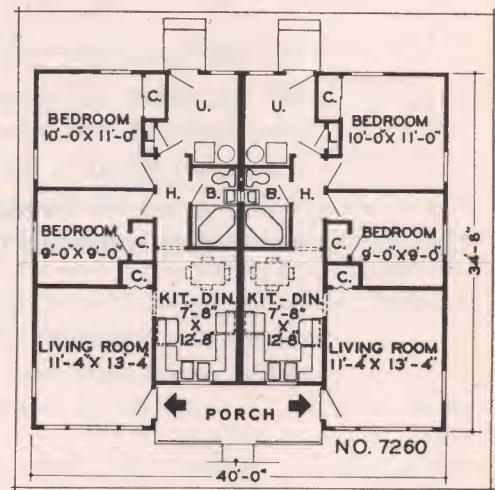
**No. 7232**—A one bedroom duplex, conveniently arranged and economical to build. The vertical siding and hipped roof makes this an attractive design for any residential community. This plan could be used as an income property or for you and your guests at your lakeshore or mountain retreat. Both apartments are identical with the exception of the fireplace.

Complete plans as shown, specifications, lumber and mill list ..... \$17.50  
Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	1,171

**No. 7260**—A duplex for a narrow lot, the design only requires 40 foot frontage. The two bedroom units are identical with living room, kitchen-dining combination and complete bath. Utility space is provided at the rear entrance. This plan would be economical to build and a good investment.

Complete plans as shown, specifications, lumber and mill list ..... \$20.00  
Duplicate sets with original order ..... Per set, 5.00  
Area First Floor ..... 1,321 Sq. Ft.

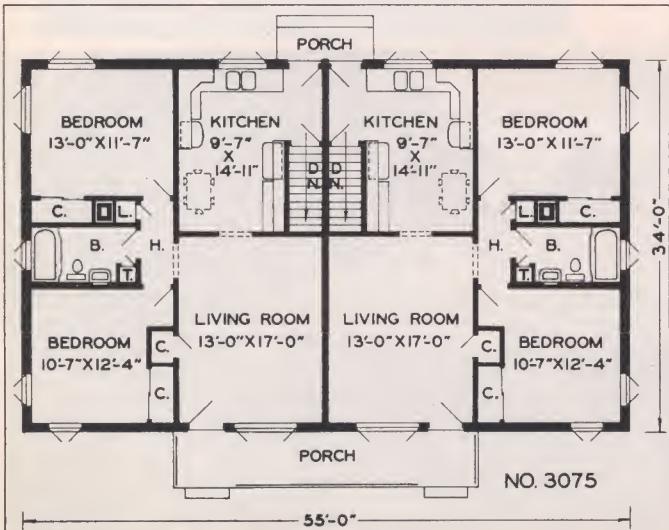




**No. 3075**—Simple and trim lines give an attractive and pleasing appearance to this five-room efficiency duplex. The bedrooms in these units are a convenient size and each has a large closet. In addition to the linen closet in the hall there is a towel closet in the bathroom. Note the large size of the kitchen and how dining space has been provided. The stairway marked "dn" leads to the basement which is divided for each unit.

Complete plans, specifications, lumber and mill list..... \$20.00  
Duplicate sets with original order. .... Per set, 5.00

Area	Sq. Ft.
First Floor	1,870
Basement	1,870



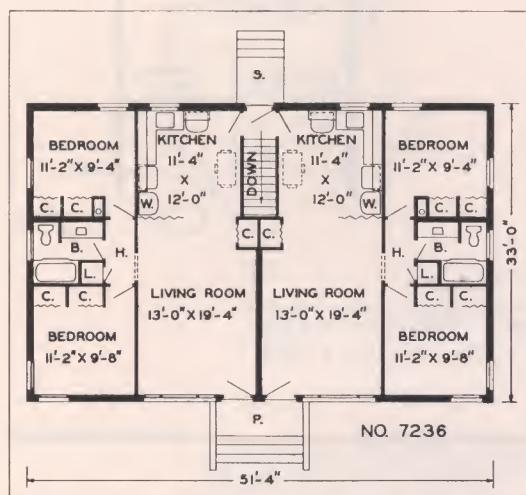
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It is impractical to change our tracings to show alterations, but minor alterations in design, material substitutions, etc., can be made by any competent builder without going to the expense of making special plans, which usually cost several times the price of our stock plans.

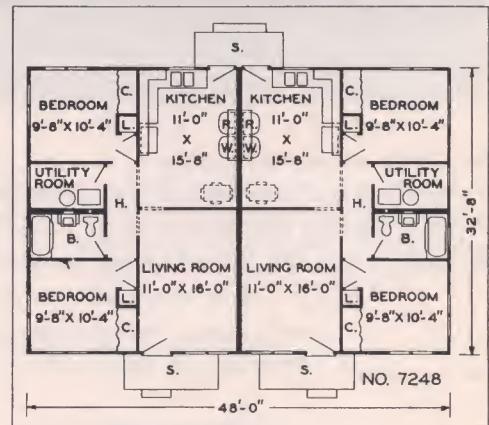


**No. 7248**—This plan can be constructed economically and would be a good investment for your income program. As you can see the overall frontage is less than 50 feet. There are two identical units with two bedrooms, bath, kitchen dining area and a large living room. Each unit has a built-in range and washer and a separate utility room for the heating plant.

Complete plans as shown, specifications, lumber and mill list..... \$17.50  
 Duplicate sets with original order..... Per set 5.00  
 Area First Floor ..... 1,570 Sq. Ft.



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 Topeka, Kans.



**No. 7236**—A brick veneer hipped roof duplex for a small home and income property. This would also make a good investment if a home is not desired. There are front and back private entrances for each unit as well as an inside stairway to the basement which provides ample space for storage and utilities. Each unit has two large bedrooms secluded from the living area by a hallway.

	Area	Sq. Ft.
First Floor	.....	1,693
Basement	.....	1,693

Complete plans as shown, specifications, lumber and mill list..... \$20.00  
 Duplicate sets with original order..... Per set, 5.00



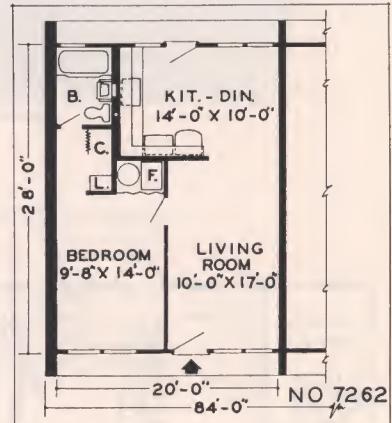


**No. 7262**—If you are looking for a small rental unit, this one should be considered. It is a one bedroom plan and can be constructed in any number of units. The single unit as shown in the floor plan is 20 ft. by 28 ft. The four units as shown in the picture are 84 ft. by 28 ft. in size. This four place unit would be economical to build and to maintain.

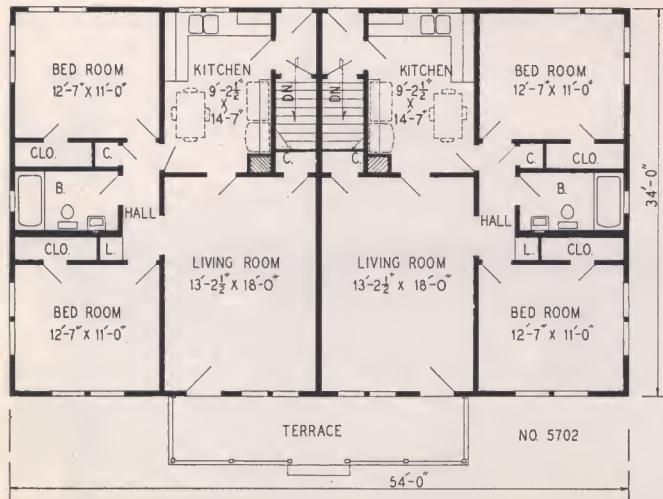
Complete plans as shown, specifications, lumber and mill list ..... \$20.00

Duplicate sets with original order ..... Per set, 5.00

Area Per Unit ..... 588 Sq. Ft.



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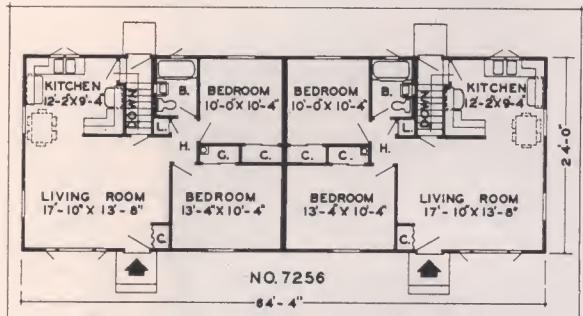


**No. 5702**—This beautiful duplex has the long low ranch house appearance. The plan shows a large living room, a combination kitchen and dinette, two fine bedrooms, bath and closets for each side. In the basement are recreation rooms, lavatories, furnace, laundry, and storage spaces.

Complete plans, specifications, lumber and mill list ..... \$20.00

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Area	Sq. Ft.
First Floor	1,836
Basement	1,836



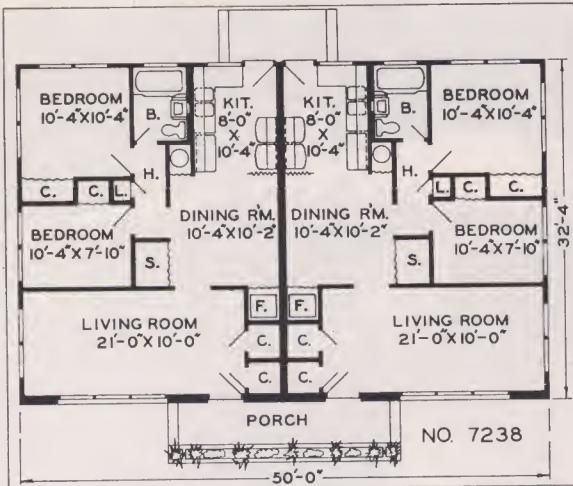
**No. 7256**—A multiple unit plan which is economical to build and a real income producer. Each unit has a front and back private entrance and stairway to its half of the basement which provides ample space for storage and utilities. The horizontal siding and the hipped roof give this plan the appearance of a private home.

Complete plans as shown, specifications, lumber and mill list ..... \$20.00  
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Area	Sq. Ft.
First Floor	1,543
Basement	1,543

THE PLANS, SPECIFICATIONS, LUMBER AND MILL LISTS as we have them made for the designs in our books are sufficient and further details are not needed by any competent builder.

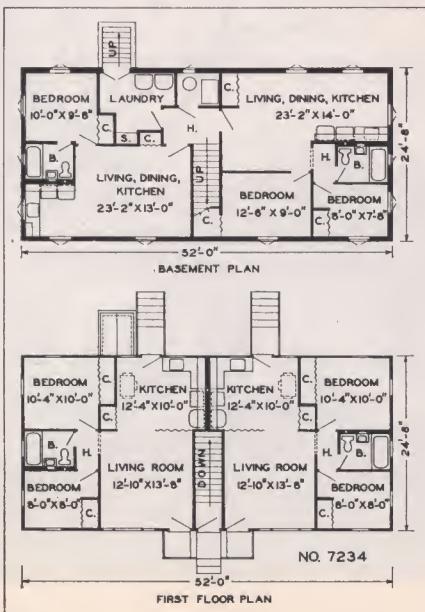




**No. 7238**—This looks like a ranch type home, but it actually is two in one. There are two bedroom compact units, with a large living room across the front of each apartment. Ample space is provided throughout the kitchen and dining area. There is no basement and each unit has its own furnace and hot water heater. The plan calls for a brick veneer front.

Complete plans as shown, specifications, lumber and mill list ..... \$20.00  
Duplicate sets with original order. ..... Per set, 5.00

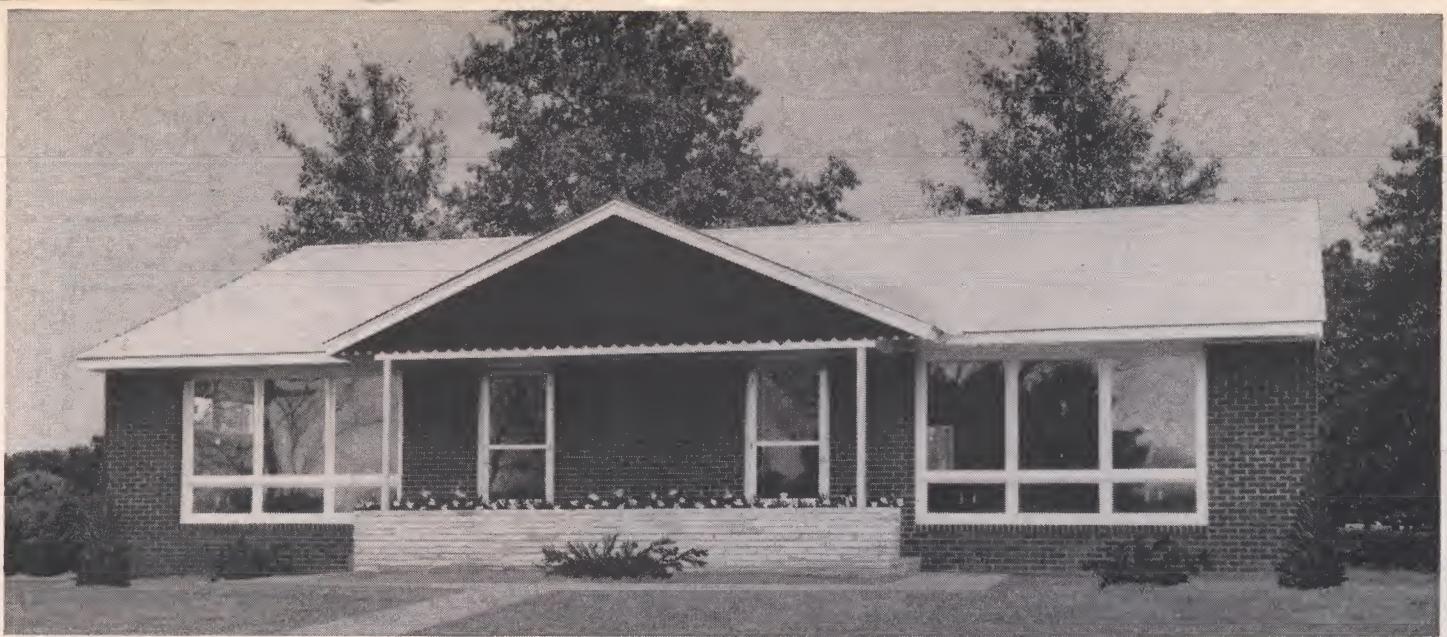
Area First Floor ..... 1,615 Sq. Ft.



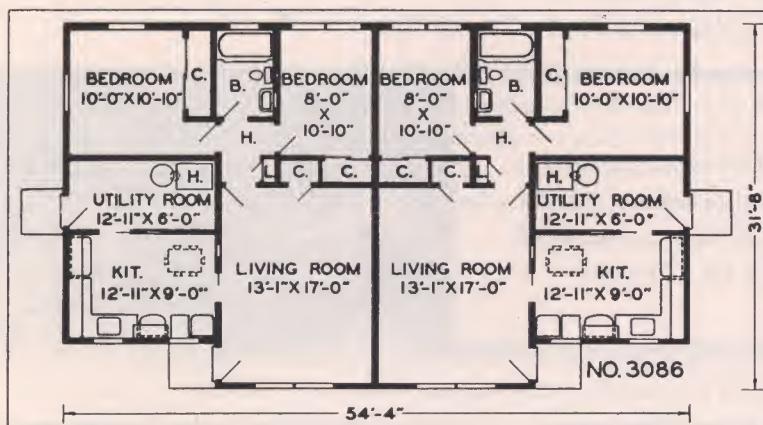
**No. 7234**—If you are looking for a real investment in a multiple unit plan, this is it. An attractive rectangular shaped plan with three front doors. The center door leading to the two units in the basement. Three units have two bedrooms each, the other only one. Private entrance both front and back for all four units. Plenty of natural light for the lower apartments. There is a central heating system and one laundry room to be used by all. This plan can be constructed economically in comparison to the rental space.

Complete plans as shown, specifications, lumber and mill list ..... \$25.00  
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Area	Sq. Ft.
First Floor	1,285
Basement	1,285



The most satisfactory way of obtaining an accurate estimate of the cost of the house that you intend to build is to purchase a set of plans and have your material dealer or contractor figure directly from those plans. Then there is no error, which is often the case if approximations are made on a square-foot or cubic-foot basis.



In purchasing your construction plans from The L. F. Garlinghouse Co., Inc., you are dealing with America's pioneer plan service—one that has had 50 years of experience in designing homes which are lived in and enjoyed by more than one million persons.

**No. 3086**—Here is another plan that is ideal for the investor-builder. The pleasing exterior and efficient interior will always attract renters. The simple lines assure economy of construction. The floors are concrete and shingles are shown on exterior walls. The sleeping area for both units is located at the back and living and dining areas at the front, making the plan suitable for almost any location.

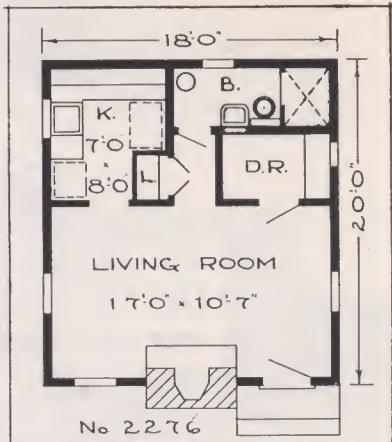
Complete plans, specifications, lumber and mill list \$22.50  
Duplicate sets with original order: .....Per set, 5.00

Area First Floor ..... 1,617 Sq. Ft.





**No. 2276**—This compact cottage is just the plan to place on your lake shore property. It has all the conveniences that are needed for those week-end fishing or skiing trips and you can enjoy building it yourself. Take advantage of our "how-to-do-it" books and your investment will bring many happy hours of pleasure.



**No. 2276**—Complete plans as shown or reversed, specifications, lumber and mill list ..... \$5.00  
Duplicate sets with original order  
Per set ..... 2.50

Area	Sq. Ft.
First Floor	360



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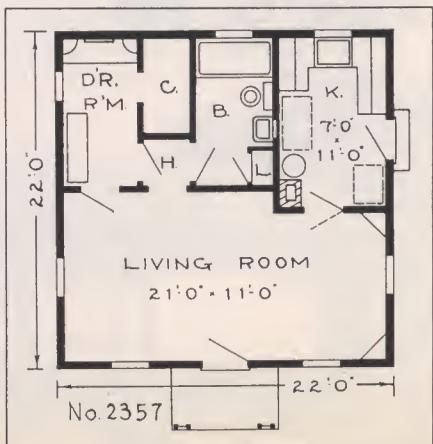


**No. 2276**—This compact cottage is just the plan to place on your lake shore our plan to aid you in the building of your summer cottage. Roomy and comfortable, and the space provided for cooking, dressing, and bathing adds to the enjoyment of spending part of your life in "Outdoor living".



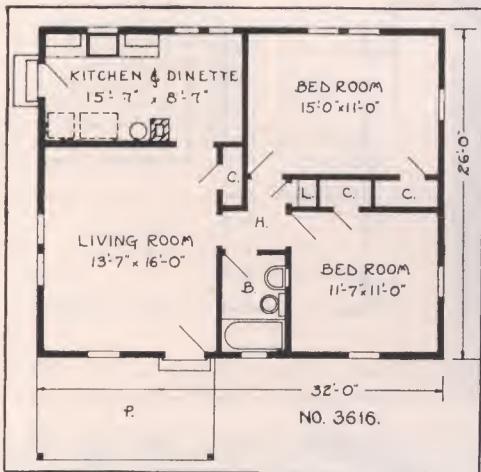
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Area ..... Sq. Ft.  
First Floor ..... 484



No. 3616—Complete plans as shown or reversed, specifications, lumber and mill list \$12.50  
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Area First Floor ..... 832 Sq. Ft.



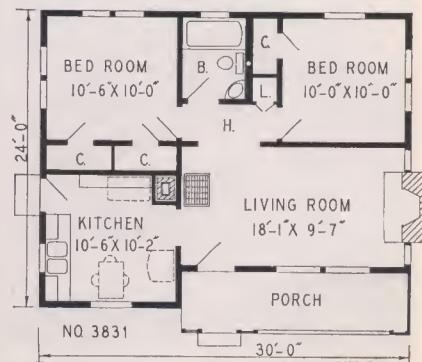
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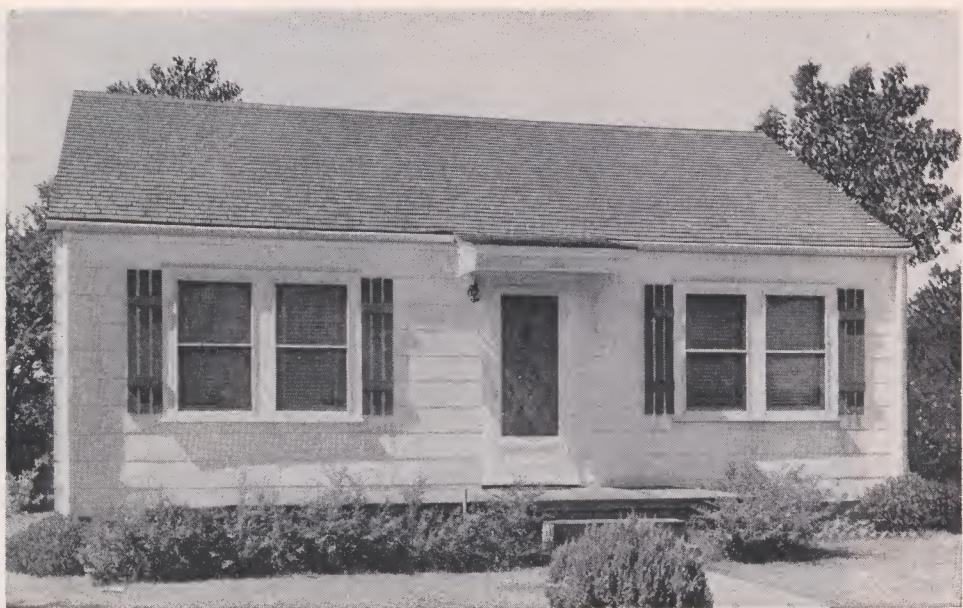
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The plans on this page are easily adaptable to a small plot of ground and are ideal for a couple who want to live in a quiet, inexpensive, and comfortable manner. They are also suitable for summer homes at the lake or in the mountains for the average family. The addition of an outdoor patio will add much to the facilities of these plans.

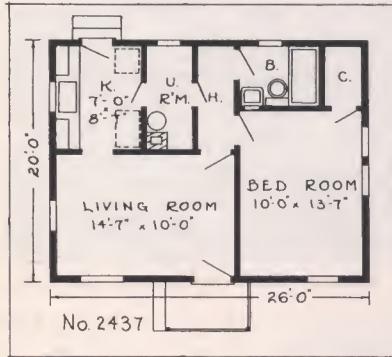
No. 3831—Complete plans as shown or reversed, specifications, lumber and mill list \$10.00  
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Area First Floor ..... 725 Sq. Ft.





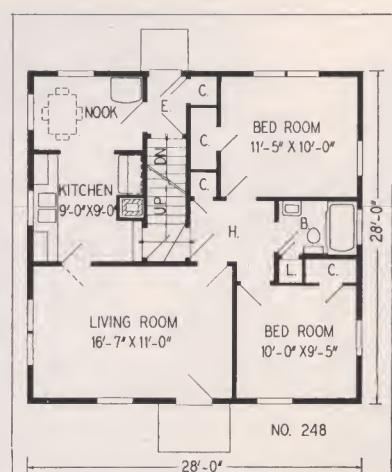
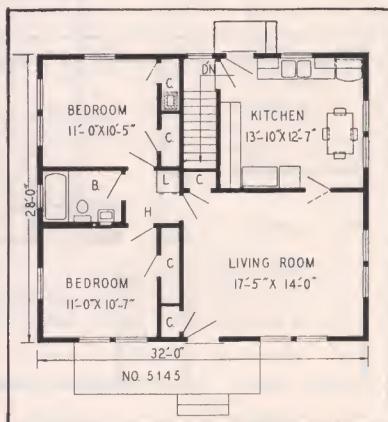
No. 2437  
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specifications, lumber and mill list \$10.00  
Duplicate sets with original order  
Per set ..... 5.00  
Area ..... Sq. Ft.  
First Floor ..... 520



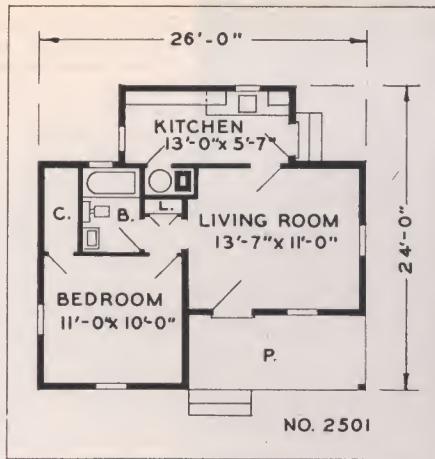
No. 248—Complete plans are shown or reversed specifications, lumber and mill list.....\$10.00  
Duplicate sets with original order. .... Per set, 5.00



No. 5145  
Complete plans as shown or reversed,  
specifications, lumber and mill list \$15.00  
Duplicate sets with original order  
Per set ..... 5.00  
Area ..... Sq. Ft.  
First Floor ..... 896  
Basement ..... 896



Area ..... Sq. Ft.  
First Floor ..... 784  
Basement ..... 784



Area Sq. Ft.  
First Floor ..... 468

No. 2501—Complete plans as shown or reversed, specifications, lumber and mill list \$10.00  
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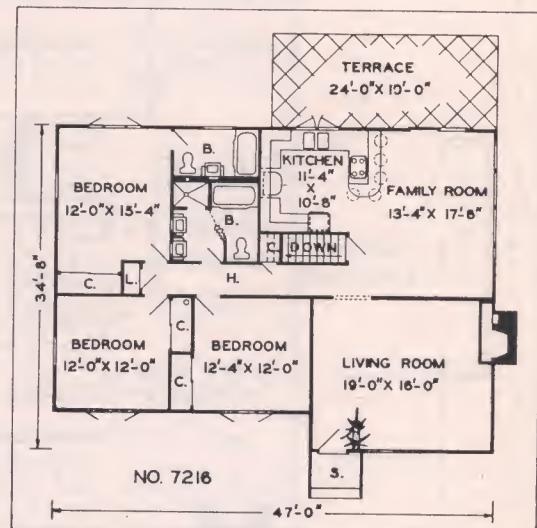
**No. 7216**—(Shown below) The wide horizontal siding and the hand split shingles make this a home you will want to consider. The cupola with the martin house add to the appearance. Three large bedrooms with two full baths make this plan desirable in town or country. The built-in kitchen and the breakfast bar are for your convenience. There is a full basement for storage and utilities.

Complete plans as shown or reversed, specifications, lumber and mill list \$22.50  
Duplicate sets with original order. Per set, 5.00

Area Sq. Ft.  
First Floor ..... 1,522  
Basement ..... 1,522



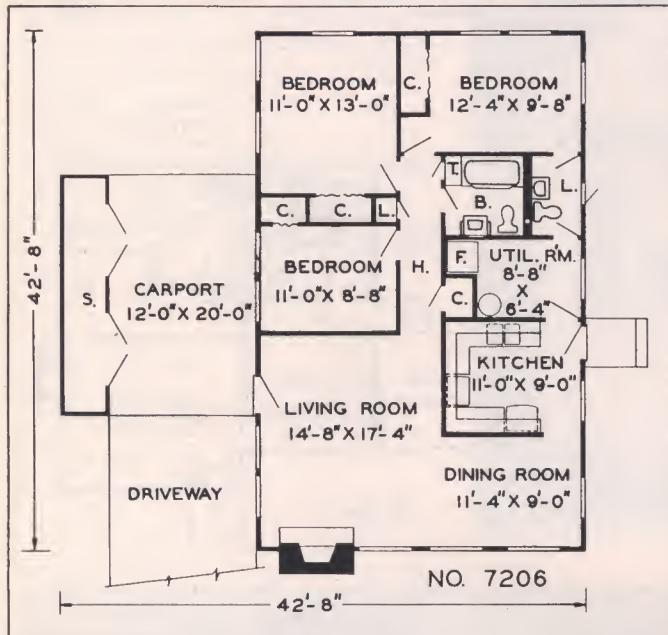
Picture: Courtesy Coppe's Napanee Kitchen





**GARLINGHOUSE** plans are available as shown here or in the reverse position. On a plan that is reversed, the rooms shown on the left side of the house would be on the right side and vice versa. This is done in order that the house may be oriented to suit your lot.

**GARLINGHOUSE** plans when requested in the reverse position are actually reverse plans not just plans printed backwards so that it is necessary to use a mirror to read the dimensions. We make up special plans in the reverse position and they are as easy to read and follow as the original plans.



**No. 7206**—Nestled in the pines this three bedroom plan is a charm. Without the carport this home is less than 30 feet wide, so it can be constructed on a very narrow lot. With carport and storage space it is only 42'8" wide. The cathedral ceiling adds to its interior attractiveness. The half bath is conveniently located by the kitchen and the outside entrance on the right side. You can relax and enjoy life in these surroundings.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00

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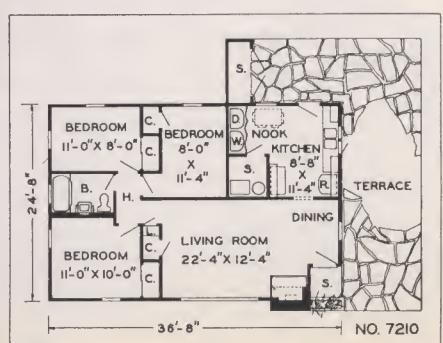
Area	Sq. Ft.
First Floor	1,140
Carport & Storage	320

**No. 7210**—You will enjoy the cool evenings on the terrace of this design which extends on both the north and east sides of the house. There are three bedrooms and one bath. Eating space is provided in the kitchen or just outside in the living room. There is a fireplace in the living room. This will be an economical design to construct.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$20.00

Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	887
Terrace	430





## AN EXTRA ROOM

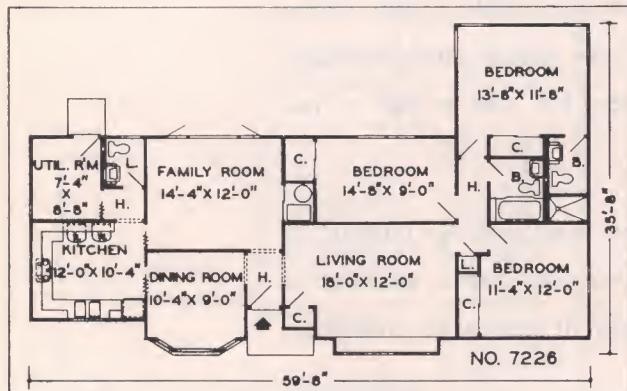
Living space in a home can be increased materially if the space outside the house is planned effectively. You can call it most anything—patio—lazy man's lawn—two walled sun room for free or just a free room by careful planning.

For the man who is just a loafer at heart and has no interest in lawns or gardens except in his neighbor's yard the above pictures a perfect labor-saver. A stout deck of long-lasting fir needs no attention.

For hardly a cent extra you can have a cozy, two walled patio if you desire your home in an L-shape to form a sheltered retreat. Keep your walls natural to blend with the outdoor theme. Red cedars and firs make ideal walls for your own private corner of the outdoors.

Pictures Courtesy of West Coast Lumbermen's Association





**No. 7226**—Your home on the mountain range or lake shore. Three large bedrooms with  $2\frac{1}{2}$  baths. The entire family will enjoy the comforts of this plan. The front entrance provides access to the kitchen, dining room and family room without cross traffic in the living room. The built-in kitchen is for your convenience. There is no basement but a large utility room. The low lines and the hand split shingles make this a very attractive home.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$25.00

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Area First Floor ..... 1,460 Sq. Ft.



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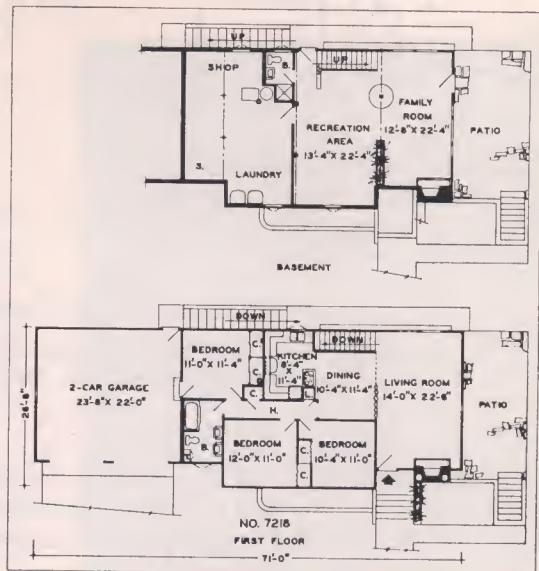


**No. 7218**—This plan deserves first place because it has all the conveniences one could ask for in a resort home. The living room on the first floor and the family room on the lower level have large windows on two sides which provide a panorama of lake or mountain scenery. Note the convenient entrance on the lower level. When you are returning from fishing, hunting, hiking or whatever the sport may be you have access to the lower shower and bath before going through the rest of the house. There are three bedrooms and full bath on the first floor with kitchen, dining and living rooms. You will really enjoy the recreation room, family room and patio.

Complete plans as shown or reversed, specifications, lumber and mill list \$25.00

Duplicate sets with original order Per set, 5.00

Area	Sq. Ft.
First Floor	1,175
Basement	1,175
Garage	545



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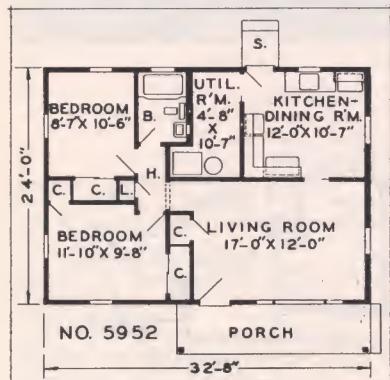
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**No. 5952**—Modern in design and economically planned, this compact design is suitable for the small family. There are no costly offsets to add to construction costs and all space is used to the best advantage.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$15.00  
Duplicate sets with original order ..... Per set, 5.00

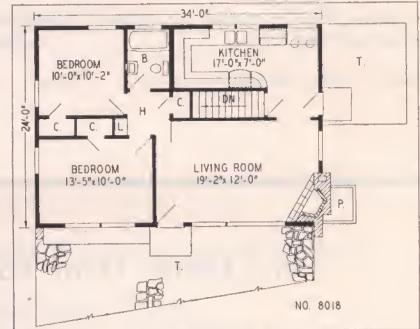
Area First Floor ..... 784 Sq. Ft.

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**L. F. GARLINGHOUSE CO., INC., Topeka, Kansas**

**No. 8018B**—Only 34 ft. x 24 ft. yet this is a completely livable plan. Every inch of space has been utilized to the best advantage. The unique treatment of the exterior is very modern, but practical, and adds a distinctive touch not usually found in such a small plan.

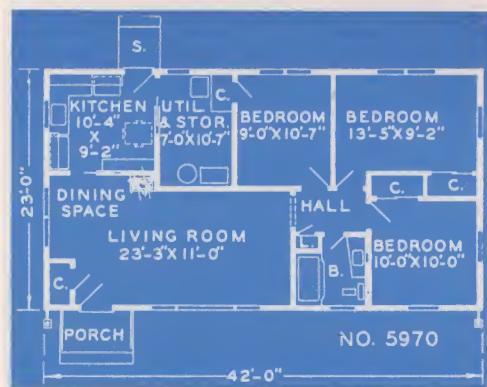
Page 64



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Area	Sq. Ft.
First Floor	816
Basement	816
Terrace	120



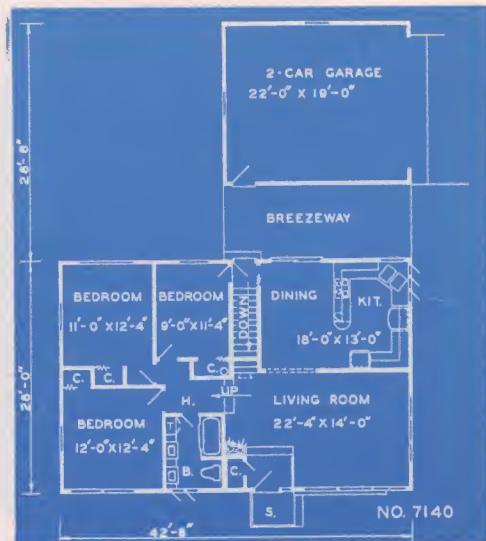
**No. 5970**—Economy of construction is emphasized in the design of this efficient home. The rectangular shape together with the compact room arrangement will help keep construction costs at a minimum. Note the unique arrangement of the living-dining room—it appears to be only one large room but the offset area can serve for dining space, when required. Many builders prefer a design of this economy type for construction in large numbers. For the utmost in value this plan will be hard to beat.

Complete plans as shown or reversed, specifications, lumber and mill list.....\$20.00  
 Duplicate sets with original order  
 Per set, ..... 5.00  
 Area First Floor ..... 966 Sq. Ft.

**No. 7140**—A beautiful home for a corner lot, however, the garage and breezeway could be eliminated or placed on the living room side if yours is not a corner lot. There is studio ceiling throughout with the contemporary sunken living room. It is two small steps down from the hall and front entrance. There are sliding glass doors from the dining area to the breezeway and easy access to the basement through the breezeway or dining room. The built-in desk and bookcase at the front of the stairs is in a very convenient location. There are three bedrooms with full bath.

Area	Sq. Ft.
First Floor	1,196
Garage	447
Basement	1,196
Breezeway	204

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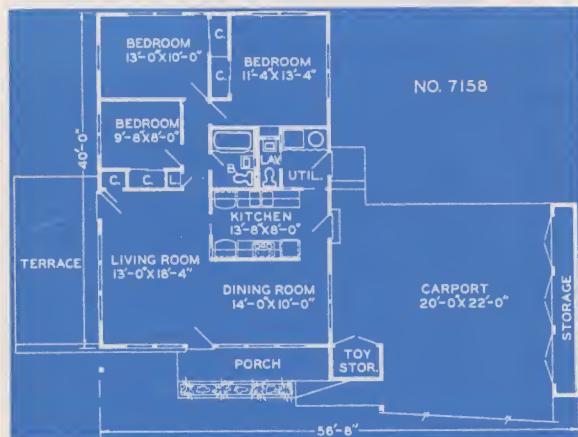
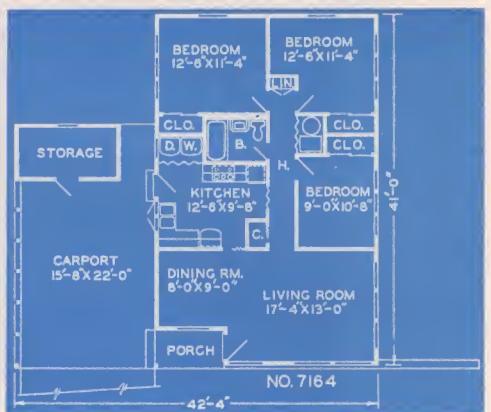


**No. 7164**—The long low pitched roof of this small home makes it look larger than it actually is, because it is less than 27' wide without the carport. There is a laundry nook in the kitchen, closed off by a folding door. The heating unit and hot water tank are centrally located. The bathroom is equipped with skylight and exhaust fan. This three bedroom small home has cathedral ceiling throughout.

Complete plans, as shown or reversed, specifications, lumber and mill list \$20.00

Duplicate sets with original order Per set 5.00

	Area	Sq. Ft.
First Floor	1,041	
Carport	345	
Storage	82	



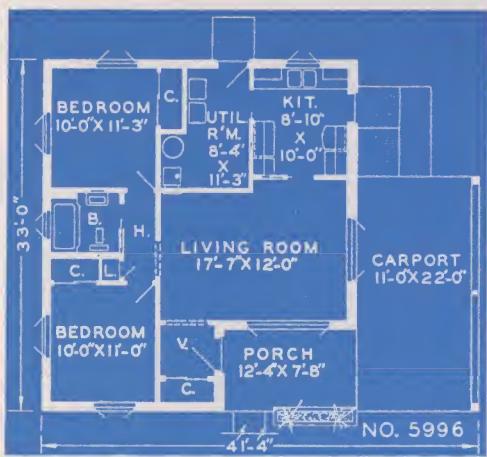
**No. 7158**—A small home but with the appearance of a contemporary ranch. The house alone is only 27'8" wide and if the carport is left off it could be built on a very small lot. There are three bedrooms, one and a half bath and cathedral ceiling throughout. The low pitched roof adds to its beauty.

Complete plans, as shown or reversed, specifications, lumber and mill list \$20.00

Duplicate sets with original order Per set 5.00

	Area	Sq. Ft.
First Floor	1,108	
Storage	102	
Terrace	200	
Carport	542	





**No. 5996**—A handsome Western flat-top design. The demand for homes of this type is growing rapidly and against a backdrop of trees as shown here, this type of home is truly picturesque. The fine floor plan shows an ideal arrangement of rooms. Dining space is provided in the offset of the living room next to the kitchen. The location of the utility room provides an efficient location for the heating unit. Exterior walls are frame, brick veneered.

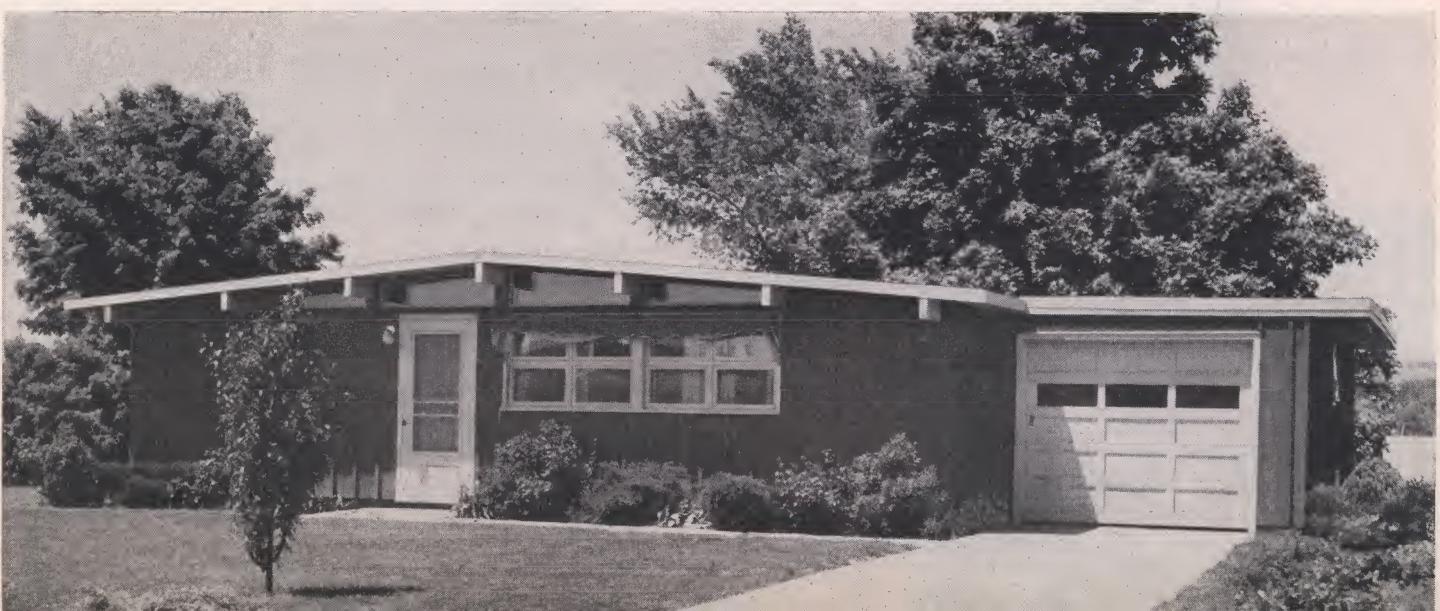
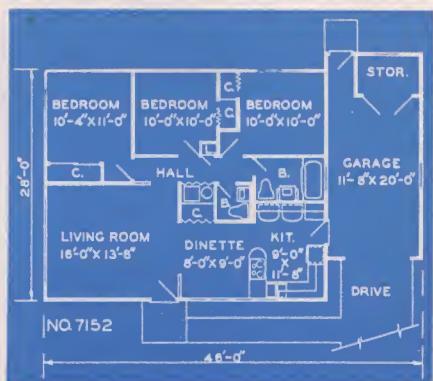
Complete plans as shown or reversed, specifications, lumber and mill list.....\$17.50  
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Per set ..... 5.00

Area	Sq. Ft.
First Floor	885
Carport	242

**No. 7152**—The new low pitched roof with cathedral ceiling adds charm to this small home. Three bedrooms with one and a half bath across the back of the plan. The kitchen and dinette are ample in size and conveniently arranged. Storage is provided at the rear of the garage as well as an exit to the rear lawn. A small home you will enjoy to own.

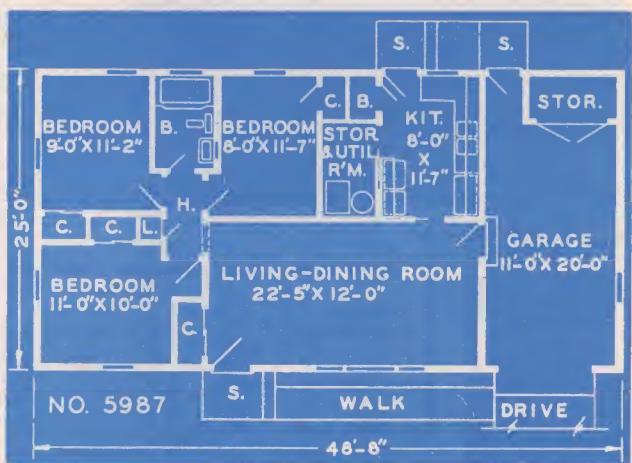
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Area	Sq. Ft.
First Floor	952
Garage	300





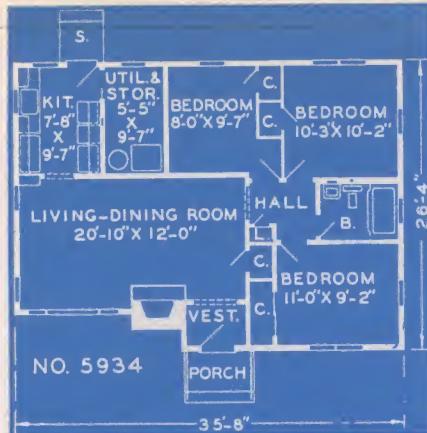
**No. 5987**—When studying this plan one does not realize that it is perfectly rectangular. There is a definite advantage in building a home in this shape but too often the result is an uninteresting box-like exterior. Such is certainly not the case with this attractive home. Painting the front in contrasting colors and the addition of a small decorative fence relieves the plain lines and provides a pleasing contrast. The plan shows three bedrooms and a large combination living-dining room. Ample closet space has been provided and there is extra storage space in the garage.



Area	Sq. Ft.
First Floor .....	933
Garage .....	283

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**No. 5934**—A delightful small cottage suitable for most narrow lots. It is difficult to find a three bedroom design that is more efficiently arranged. The small bedroom can also be used for a den, sewing room or office.

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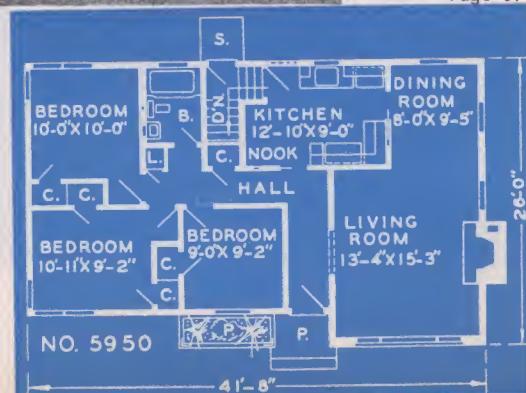
Area First Floor ..... 888 Sq. Ft.



**No. 5950**—It's hard to believe that there is so much livable space in this small house. The designers have worked out a floor plan that has great appeal to many home builders. The combination of brick veneer and natural siding around the front entrance gives an inviting and pleasing appearance. Combining the living and dining rooms makes both appear large.

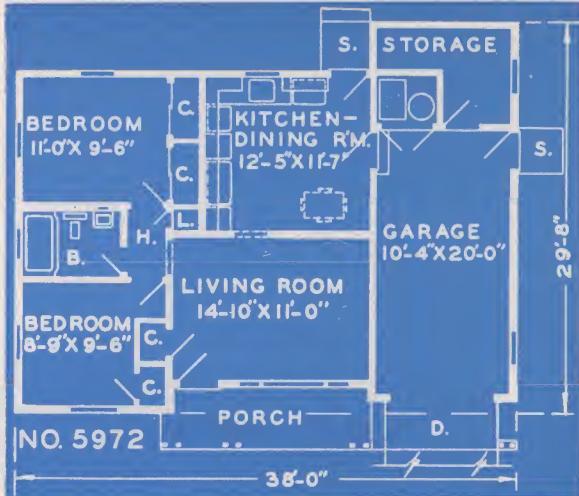
Area	Sq. Ft.
First Floor	1,002
Basement	1,002

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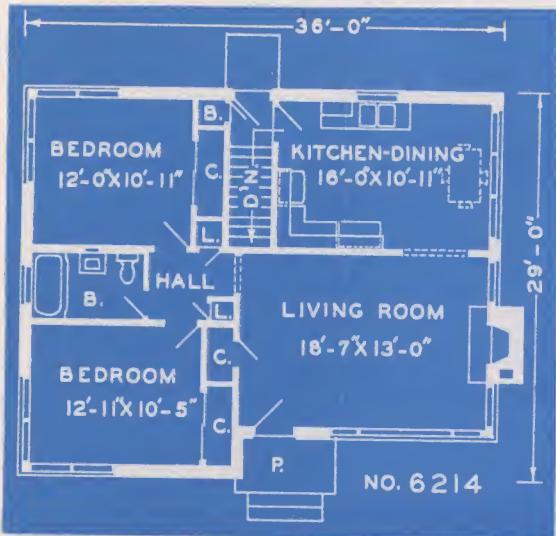


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Area	Sq. Ft.
First Floor	672
Garage & Storage	313

**No. 5972**—This plan for a low cost home offers the highly desirable feature of an attached garage. The house and garage together are only 38' wide which make it suitable for most 50' lots. There are many features, both interior and exterior that will make this a comfortable home.





**No. 6214**—This cut stone, hipped roof home is attractive. There are two bedrooms with full bath. The living room is 18 by 13 feet with a large fireplace at the right end and a picture window at the front. The kitchen-dining area provides ample space with an exit to the rear. The stairway marked "DN" leads to the basement and the broom closet at the head of the stairs provides storage space.

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Area	Sq. Ft.
First Floor	987
Basement	987

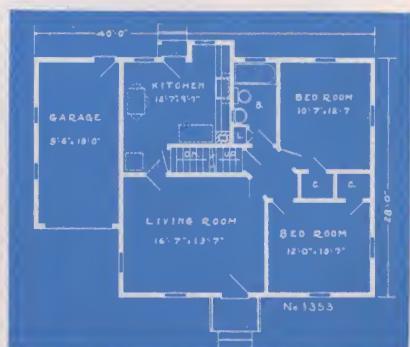
**No. 1353**—This beautiful little Colonial cottage, with attached garage and plenty of attic space, is quite inexpensive to build, yet it has everything necessary to make it attractive and convenient.

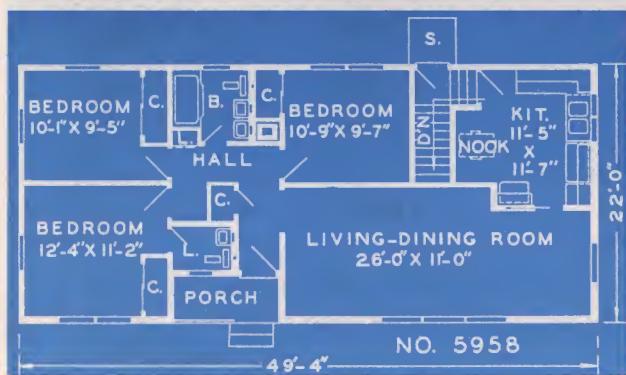


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Area	Sq. Ft.
First Floor	840
Basement	840
Garage	120





No. 5958—If your lot has a slope, take advantage of it and place the garage in the basement as shown here. If your lot is level or you prefer a detached garage, you can easily omit the basement garage. The long living-dining room is an excellent feature of this three bedroom home.

Area	Sq. Ft.
First Floor	1,050
Basement	1,050

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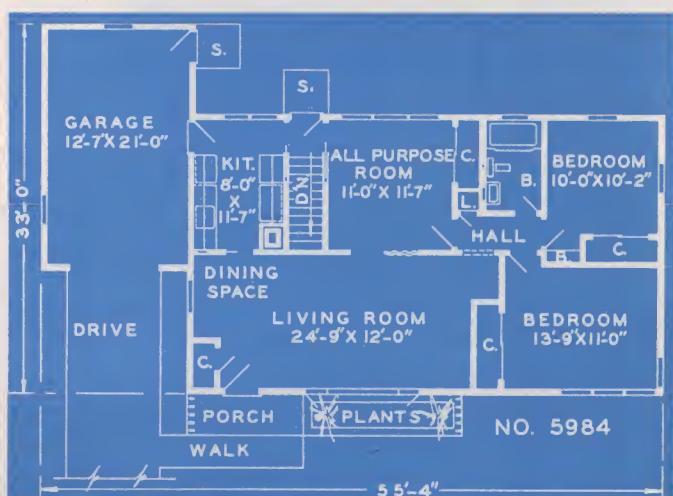
No. 5984—Outstanding in exterior design with the brick planting box as a centerpiece of attraction, this beautiful ranch-type home is certain of widespread appeal. Exceptional roominess is keyed by the combination living-dining area. The all purpose room is in a desirable location making for family comfort and roominess for entertainment of guests. The garage could easily be omitted if home is to be placed on a narrow lot.

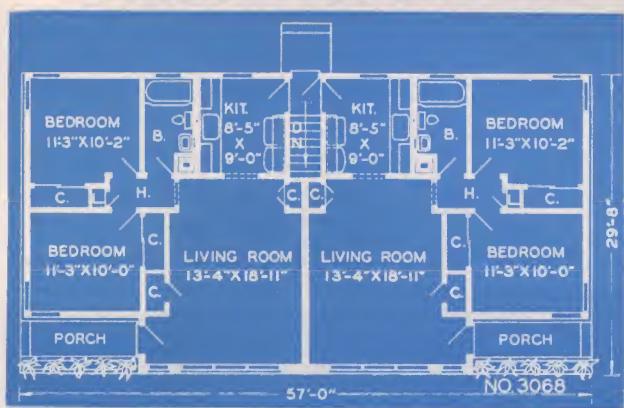
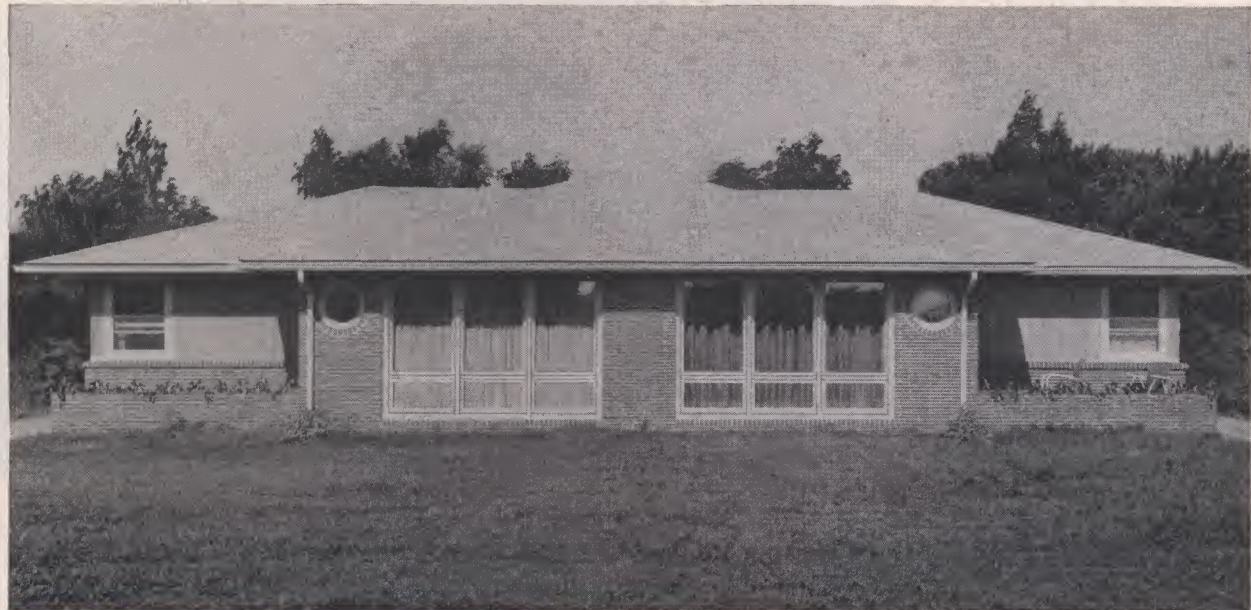
Area	Sq. Ft.
First Floor	1,059
Garage	290
Basement	1,059

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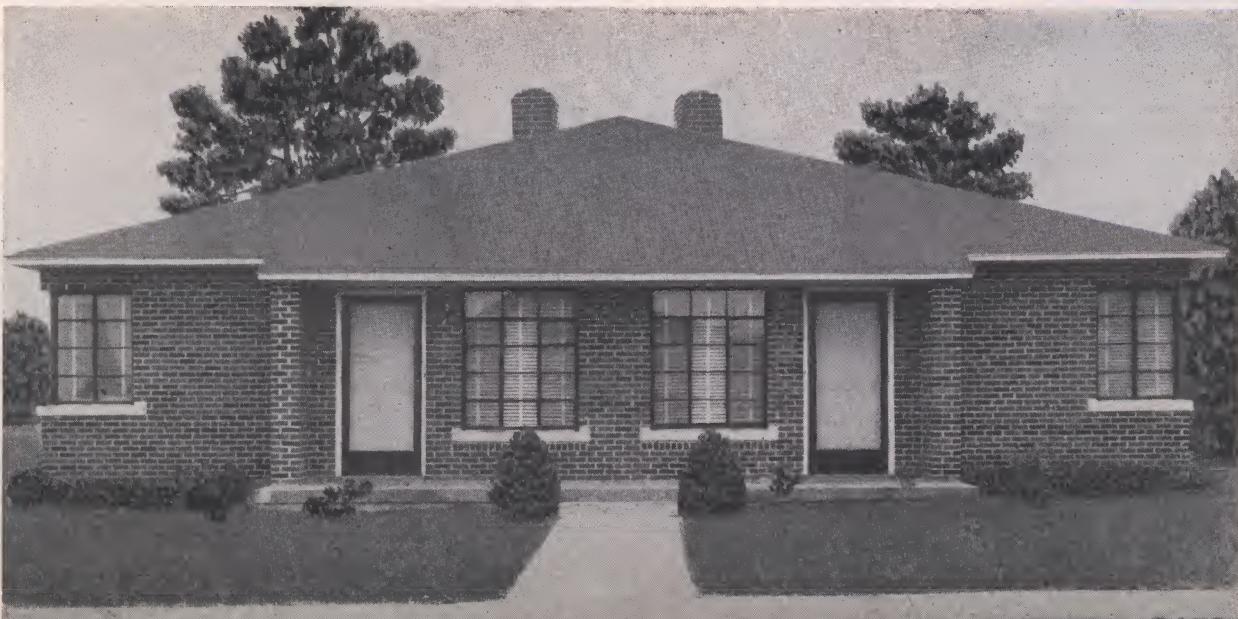
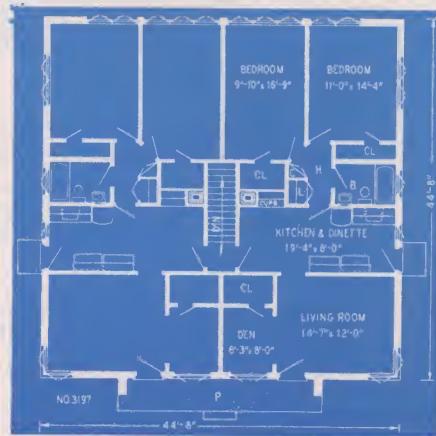
ing room. Use of casement windows throughout makes possible extremely well-lighted and well-ventilated rooms. With the plumbing back to back on one wall, economical construction is assured without sacrifice of convenience. Much more area is provided in the bedrooms than is usual in a five-room duplex which has less than 2,000 square feet over all.

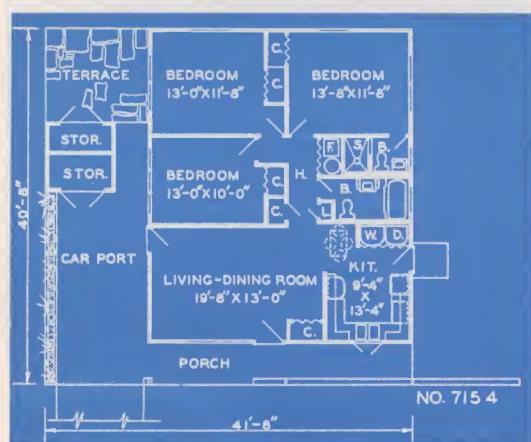
Area	Sq. Ft.	Complete plans, specifications, lumber and mill list	\$20.00
First Floor	2,000		
Basement	1,020	Duplicate sets with original order Per set,	5.00

No. 3068—The excellent window treatment shown here together with the combination of Roman brick and vertical siding, gives this duplex an outstanding modern appearance. Both of the five room efficiency units are identical. The plan features an excellent room arrangement. Note the kitchen and bath plumbing are located in the same wall for efficiency and economy. Separate heating units are shown for each unit in the basement.

Area	Sq. Ft.	Complete plans, specifications, lumber and mill list	\$22.50
First Floor	1,564		
Basement	1,375	Duplicate sets with original order...Per set,	5.00

No. 3197—Opportunities for interesting furniture arrangements and decorative effects are offered to occupants of this charming duplex because of the den off the living room. Use of casement windows throughout makes possible extremely well-lighted and well-ventilated rooms. With the plumbing back to back on one wall, economical construction is assured without sacrifice of convenience. Much more area is provided in the bedrooms than is usual in a five-room duplex which has less than 2,000 square feet over all.





**No. 7154**—Every inch of this modern small home has been used. There are 1,080 square feet with three bedrooms and two full baths. Wood folding doors are used in the bedrooms. The washer and dryer are in the kitchen but closed off by a folding door. This is a beautiful cathedral ceiling home and only 30 feet wide. There is no basement.

Area	Sq. Ft.
First Floor	1,080
Storage	64
Terrace	125
Carport	227

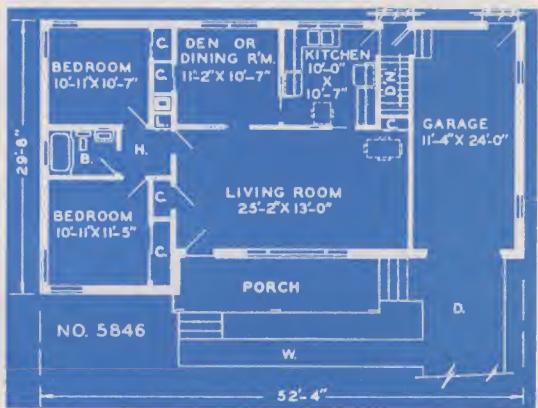
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**No. 5846**—Here you can enjoy the outdoors from the comfort of the large and inviting front porch. The floor plan shows a room arrangement that has been planned to practically eliminate the need for any hall space. The combination den or dining room is a popular feature.

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Area	Sq. Ft.
First Floor	1,088
Basement	1,088
Garage	314

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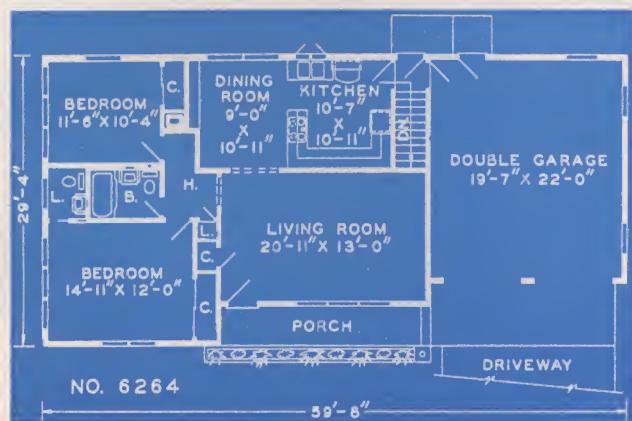




**No. 7168**—This vertical siding, low pitched roof home will easily go on a 50' lot. The washer, dryer and furnace are located in the kitchen area, however closed off by a folding door. Without the garage this three bedroom home is less than 25' wide. A modern design, economical to build and one you will be proud to own.

Complete plans, as shown or reversed, specifications, lumber and mill list .....	\$20.00	Area	Sq. Ft.
		First Floor	932
Duplicate sets with original order .....	Per set, 5.00	Garage & Storage	348

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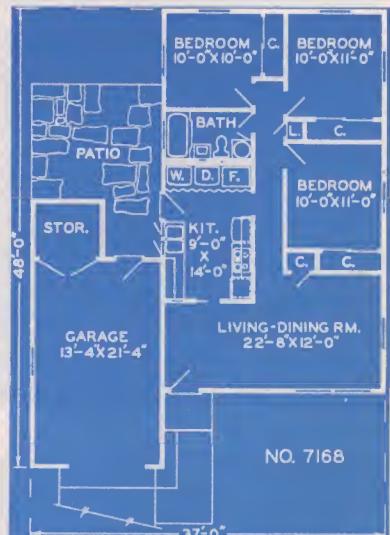


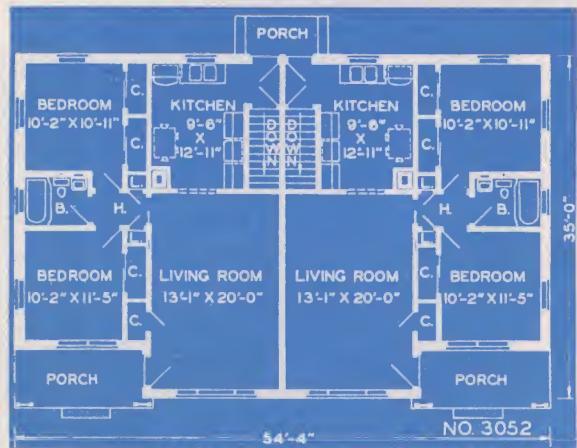
**No. 6264** — An attractive home with hipped roof. A small compact, two bedroom home with 1½ bath. The arrangement of the kitchen is convenient. There is easy entrance to the full basement from the kitchen, garage or back yard. Ample utility and storage is accessible in the basement. An economical home to build.

Complete plans as shown or reversed, specifications, lumber and mill list .....	\$20.00
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Area	Sq. Ft.
First Floor	1,075
Basement	1,075
Garage	460

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**No. 3052** — These five-room efficiency units are conveniently arranged. The rooms are large and ample storage space has been provided giving the plan popular appeal and making it easy to keep the units occupied. A stairway to the basement has been provided for each unit keeping them entirely separate and providing complete privacy for each tenant.

	Area	Sq. Ft.
First floor	1,774	
Basement	994	
Porch	156	

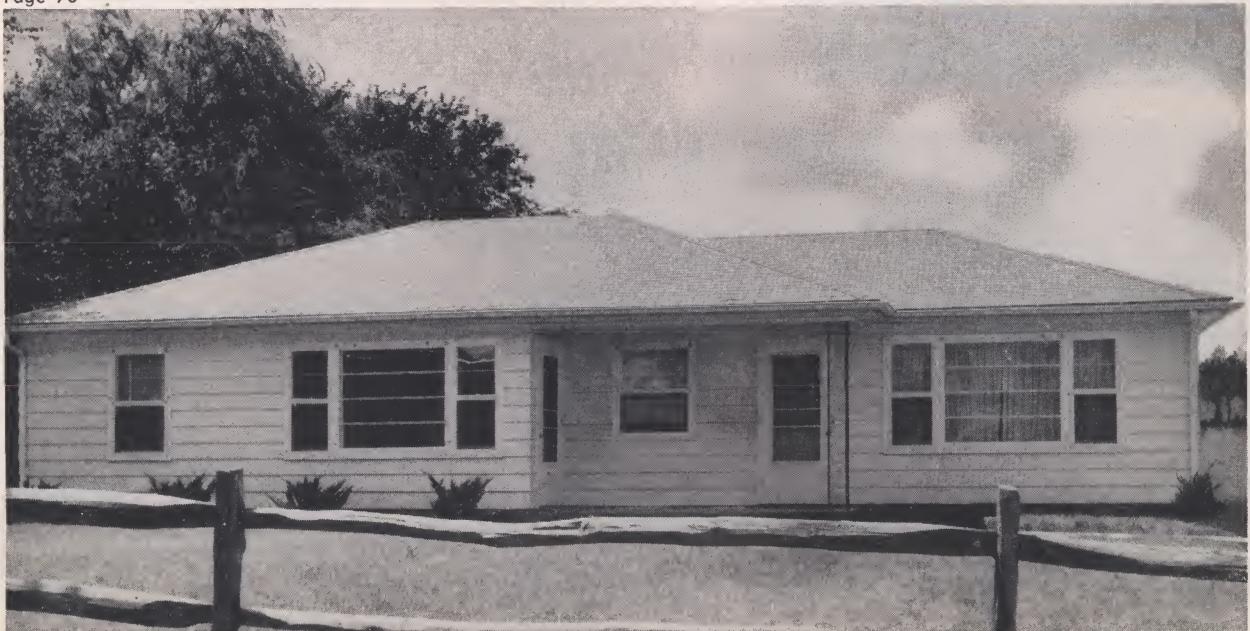
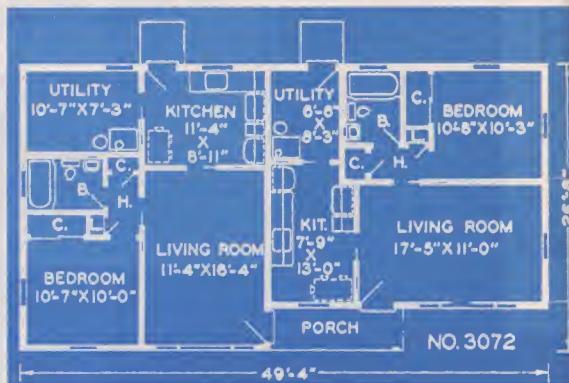
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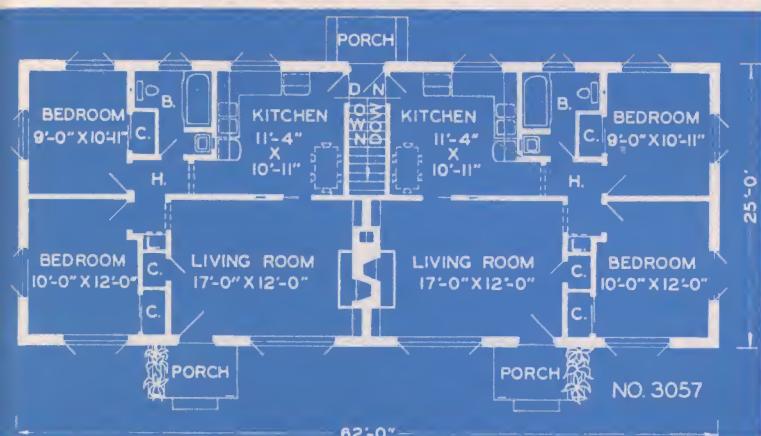
**No. 3072** — For a small efficiency duplex this one is hard to beat. It appears to be a single unit home but on close examination you will note that there are two front doors. Each unit has one bedroom. The kitchens are efficiency planned and include dining space. Ample space has been provided for utilities and storage.

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Area	Sq. Ft.
First floor	1,220





No. 3057—Here is a beauty in brick. This is the type of rental unit that will always be in demand. The window treatment is excellent as the large picture windows in the living rooms admit ample light and there is good cross ventilation in each bedroom. Each unit has a fireplace as an added convenience but this can easily be omitted if not desired. The stairway marked "dn" leads to a partitioned basement.

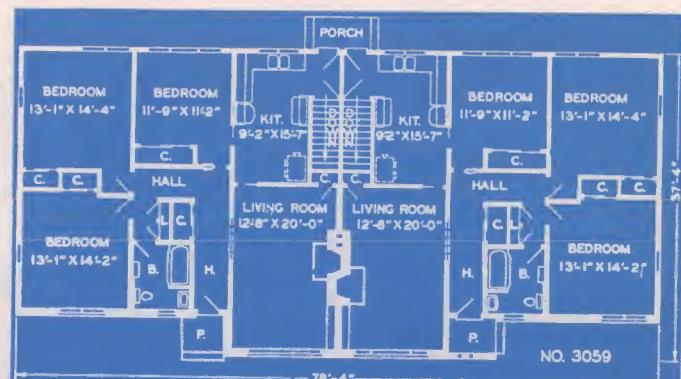
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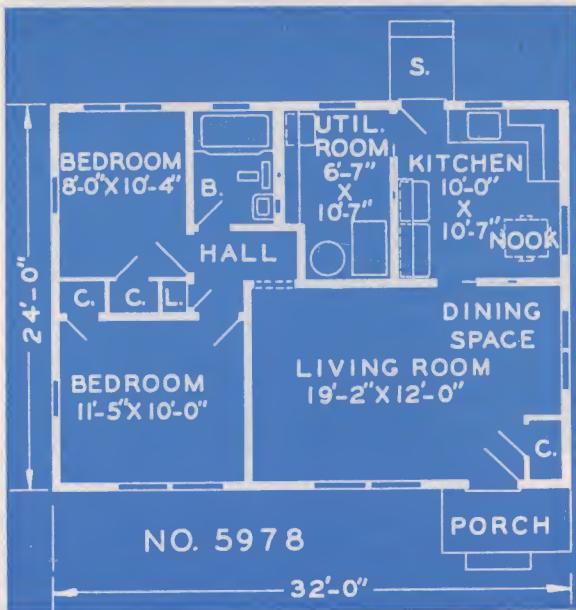
Area	Sq. Ft.
First Floor	1,550
Basement	1,550

No. 3059—Here is a duplex with three bedrooms in each unit. One of the porches is semi-enclosed so that the front door of each unit will not open direct to the front, thereby making it appear at first glance that this is a large one-family house. If three bedrooms are not required, the room next to the kitchen can easily serve as a dining room, although the kitchen is large enough for dining. The plan shows separate basement stairs for each unit. The construction is frame with brick veneer across the front and siding on the other elevations.

Complete plans, specifications, lumber and mill list ..... \$25.00  
Duplicate sets with original order ..... Per set, 5.00

Area	Sq. Ft.
First Floor	2,692
Basement	1,025





**No. 5978**—The exterior of this small cottage (shown below) was painted deep red to accentuate the window and door lines and to add a modern touch. The designers, keeping in mind the increasing demand for small, yet comfortable homes, planned this home with high utilization of all available space and embodied great economy of construction as evidenced by the rectangular shape, minimum hall space and efficient room arrangement.

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Area	Sq. Ft.
First Floor	768

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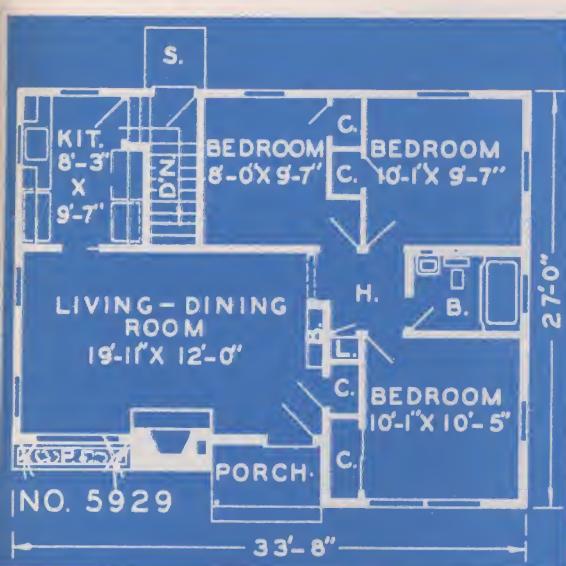
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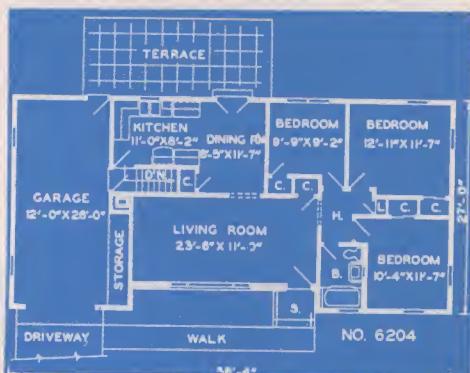
No. 6204—Hipped roof, stone and frame siding make this an attractive home. A long living room which provides ample space for entertainment. Three bedrooms with one full bath. The garage is 26 feet long and may be entered from the rear or a side door which goes to the kitchen and also to the basement as well as the front entrance. Storage space is provided in the garage as well as the basement. The French doors in the dining room lead to the large terrace area.



Area	Sq. Ft.
First Floor	1,085
Basement	1,085
Garage	372

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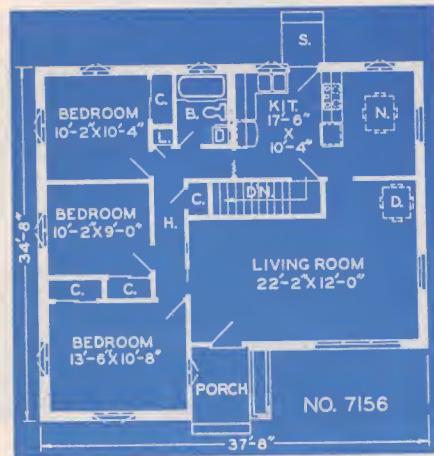


No. 5929—Here is a home that fills the definite requirements of numerous families. It does it with a realistic approach to initial building costs, size of the lot and of course future maintenance. The high windows in the front bedroom provide a measure of privacy in addition to permitting use of the wall space beneath them. The attractive entrance is in keeping with the modern and trim exterior.

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Area	Sq. Ft.
First Floor	828
Basement	828





**No. 7156**—This small three bedroom brick home will be a real pleasure to own. The hipped roof, modern windows and iron work about the porch makes it an attractive design for any community. The large living room area is for your enjoyment with ample space for dining and also a breakfast nook just off the kitchen. The full basement provides room for utilities and storage.

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Area	Sq. Ft.
First Floor	1,154
Basement	1,154

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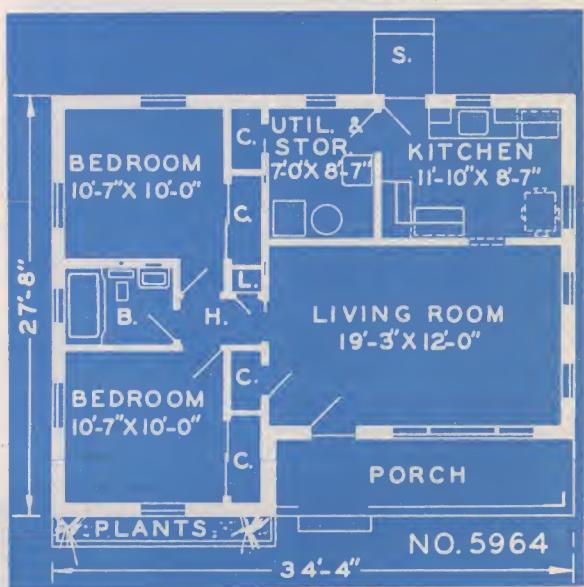
**No. 5964**—Stone veneer for the exterior walls of this small home gives a sturdy and inviting appearance. The excellent floor plan assures comfortable and convenient living. There is plenty of dining space in the kitchen and large and roomy closets have been provided. The iron railing across the porch adds a finishing touch.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$17.50

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Area First Floor ..... 851 Sq. Ft.

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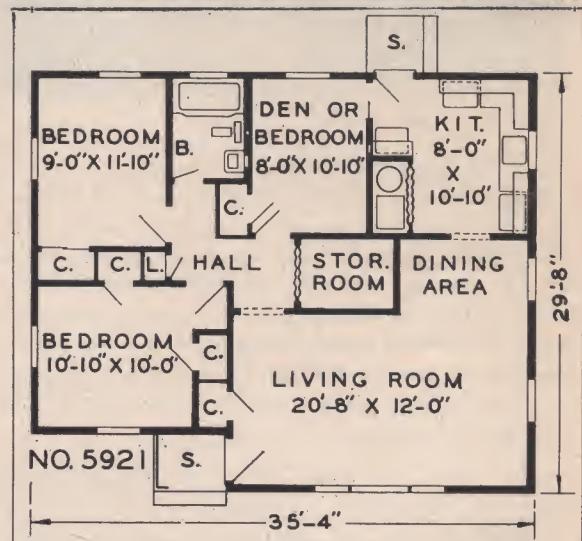
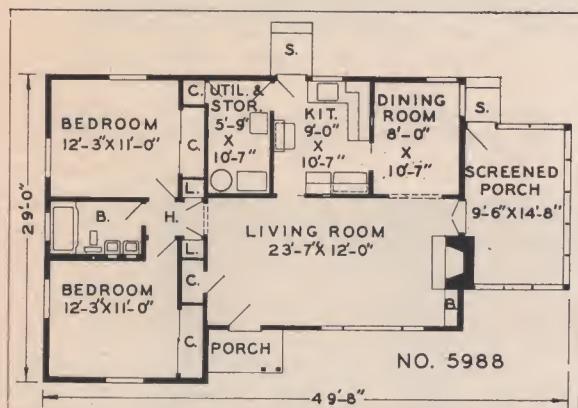


**No. 5921**—This home has been designed in excellent proportion and simple dignity and will make any home builder proud to build it either for resale or personal use. The wide eave projection, hip roof and small front porch make the exterior modern and pleasing. Six closets plus a storage room are shown.

Complete plans as shown or reversed, specifications, lumber and mill list \$17.50

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Area First Floor ..... 944 Sq. Ft.



**No. 5988**—There are many notable features that the discriminating builder will notice at once in this practical yet attractive American home. The plan has been designed for the small family that seeks comfort, convenience and ease of living. The efficient and interesting floor plan, with emphasis on convenience, will delight the modern homemaker. The screen porch is an inviting spot during the hot summer months.

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Area	Sq. Ft.
First Floor	1,031
Porch	157





Courtesy of: Kelvinator

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Built-in ovens not only create the ultimate in smart kitchen decor, but also provide the most comfortable work level for all baking and oven cooking. Many companies offer both single and double oven models for custom kitchen installation. Ovens may be installed in wall, kitchen cabinet designed for oven, or placed on counter top in auxiliary shell. These cooking tops come in narrow width models with two cooking units and wider models with four units.



Courtesy of: Copps Napanee



Courtesy of: Tappan

What is more attractive than a well designed stairway leading to the second landing, balcony or sleeping quarters. The scroll in the iron railing adds to the beauty of the room. The stairway provides a perfect place for the telephone table.

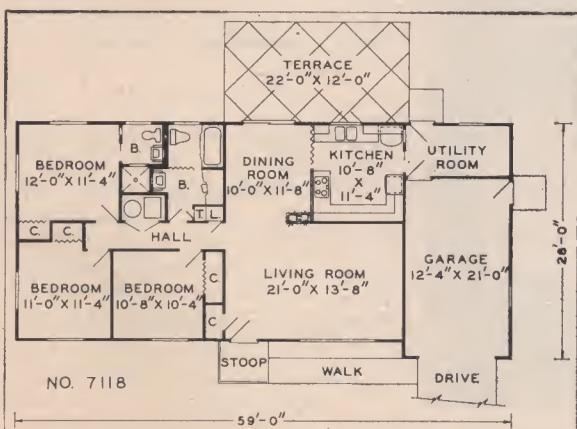
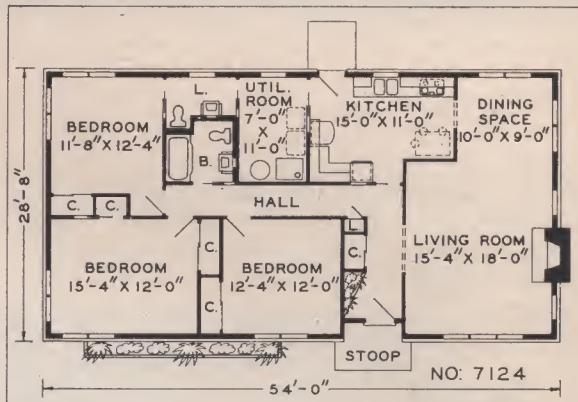


Courtesy of: Locke Mfg. Co.



**No. 7124**—If you have wanted an entrance foyer and a central hallway this is the plan for you. Three large bedrooms with  $1\frac{1}{2}$  baths and ample closet space. You can relax and enjoy yourself in the spacious living room without being disturbed by others. The kitchen and utility rooms have ample space for the activities involved. There is no basement. The brick trimming adds dignity to this plan.

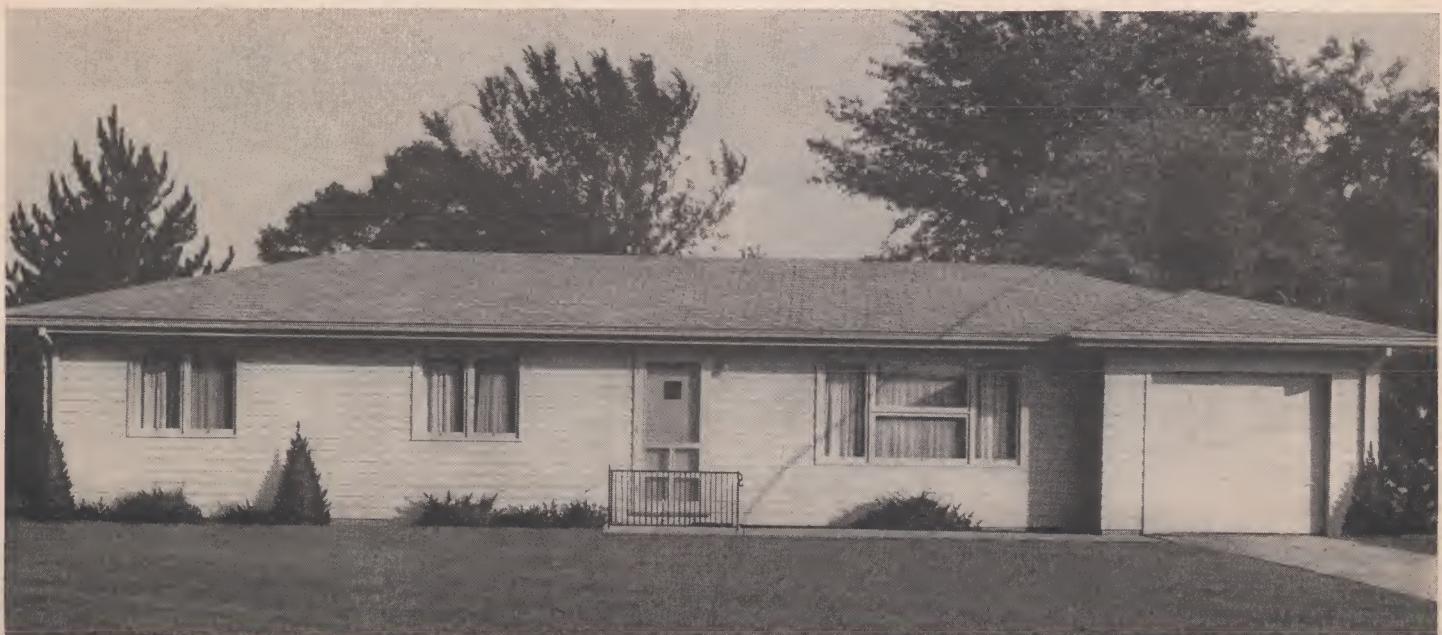
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Area First Floor ..... 1,538 Sq. Ft.



**No. 7118**—You will enjoy the plain, attractive lines of this home. It will be economical to build and saleable in the future. Every inch of the floor space is used to the greatest advantage. There is an attractive planter between the living and dining rooms and double doors leading onto the terrace. The utility room may be entered at the rear, through the garage or the kitchen.

Complete plans as shown or reversed, specifications, lumber and mill list ..... \$22.50  
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Area	Sq. Ft.
First Floor	1,204
Garage & Utility Room	356



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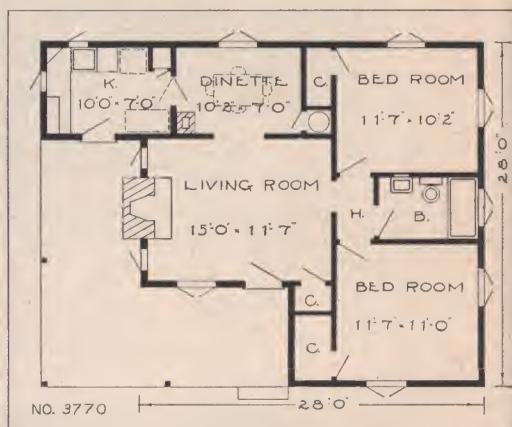
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Area First Floor ..... 752 Sq. Ft.

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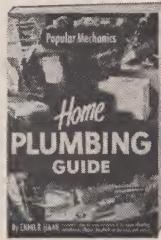
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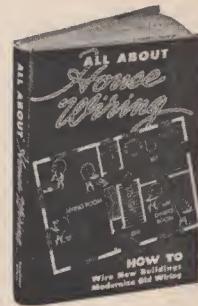


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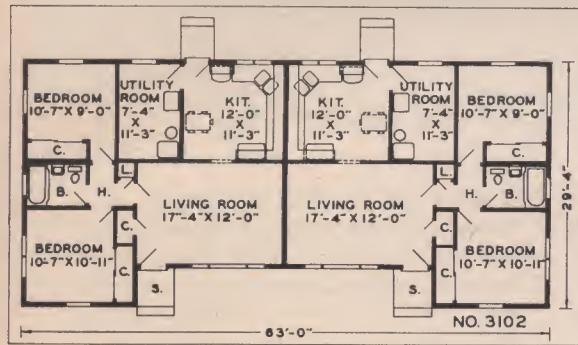
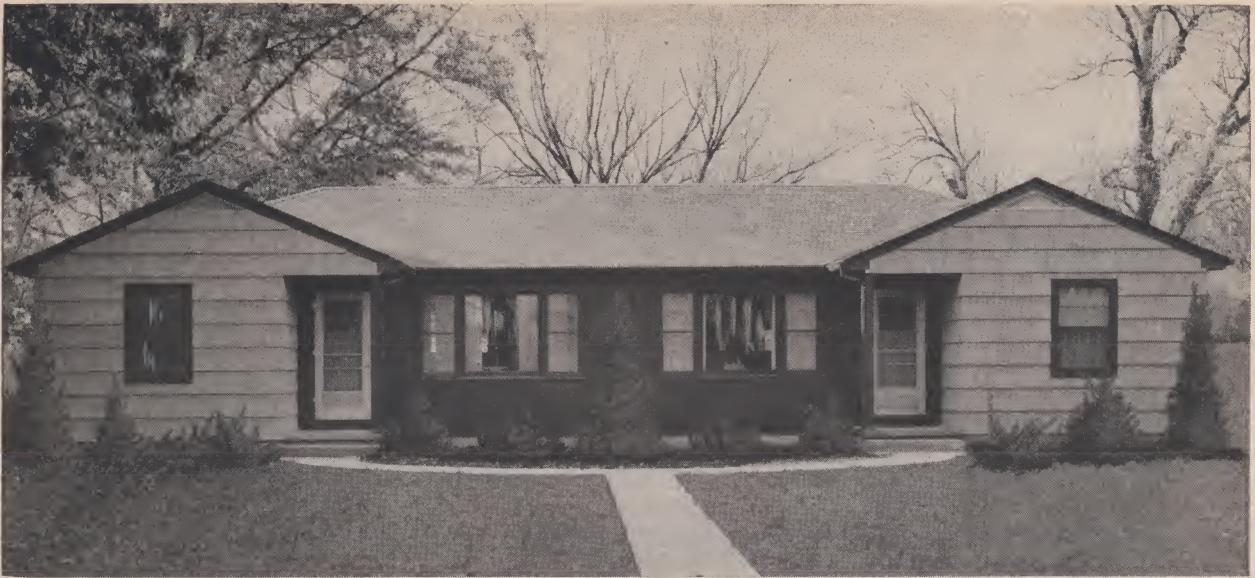
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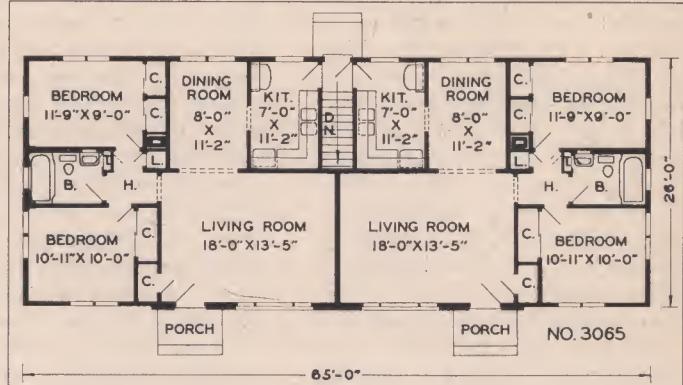
176 pages, 192 illustrations, \$2.50



**No. 3102**—Vertical siding painted in a contrasting color to the balance of the exterior gives a pleasing appearance to this practical duplex. The space in each unit is utilized to the best advantage. The large kitchens include space for dining and are located to conserve on plumbing expense. The recessed entrances give protection during inclement weather.

Complete plans, specifications, lumber and mill list ..... \$20.00  
 Duplicate sets with original order, ..... Per set, 5.00  
 Area First Floor ..... 1,688 Sq. Ft.

**No. 3065**—Stone veneer and dark stained shingles give an impressive and modern appearance to this duplex. Many conveniences are included in the plan that are not generally found in a duplex. These features add not only to the livability and comfort of the occupants but make them easier to keep occupied. Each unit is a complete five room house in itself. A separate dining room is shown and four closets plus linen and towel closets are provided. If a basement is not desired, you could omit the dining room using it for the kitchen and make a utility room in the space now used as a kitchen.



Complete plans, specifications, lumber and mill list ..... \$22.50  
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 Area Sq. Ft.  
 First Floor ..... 1,690  
 Basement ..... 1,690



Courtesy: Andersen Corporation

## Color and Home Decorating

Don't be afraid of color! For all its magic results, you don't have to be a magician to use it. There's no trick, no mystery involved. The effect of any given color is always the same, as predictable as the sum of two and two. Just watch color at work in the world around you. You'll quickly learn what each color family can do. Yellow is sunlight-bright and spirit lifting. Red is fire—warm and cozy under control, exciting and dangerous out of control. Blue is sky and still water—cool and restful and spacious. Green is growing things—filled with a sense of well-being. Any hue falling between these basic colors will contain all the characteristics of its parent colors in about direct proportions. For example: Both coral and pumpkin contain red and yellow. Both are warm and sunny. But coral contains more red and is warmer, while pumpkin contains more yellow and is sunnier. When you start combining colors into schemes, you'll discover the neutrals, brown and gray which help relate other colors, and the pure accents, black and white, which add drama. Like persons, each color has its own set of traits. It can perform one job well, but fail badly at another. So study the job color must do in your room. Must it add light or soften glare? Be stimulating or restful? Make a small room spacious or a large one cozy? Then select the color which you know always performs that job well, and your color scheme is sure to succeed. Luckily, for each job there are several colors which will work satisfactorily. For example: To make walls in a north room appear sunny, yellow is your natural choice. But you might use a green-yellow like lime or red-yellow like pump-

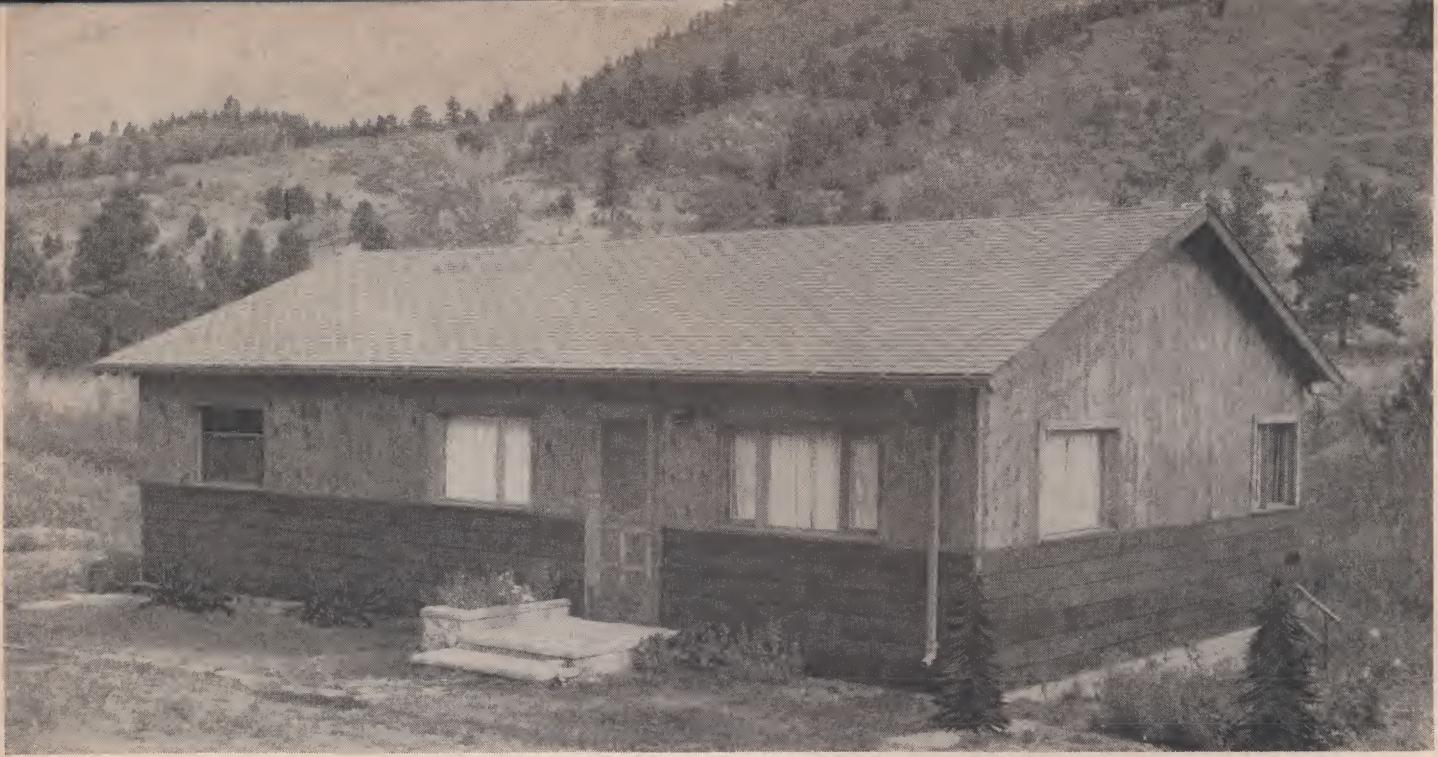
kin if you like it better. While the effect of a single color is predictable, the effect of a color scheme is not. It depends on which color in the scheme you play up.

If you have a flair for the dramatic, do a whole sofa in startling stripe and set it boldly against an aqua wall. For brilliance, add a lemon yellow chair and gold lamp. If you prefer a dignified room, keep walls like rug and drapery background. Use stripes sparingly on a single chair. For accessories use more black; limit gold color to narrow picture frames, small bits of bric-a-brac, and step-table's brass grillwork. By shifting the emphasis from one to the other, you can successfully decorate either a sunny or a shady room. The room on the south, sunny all day and a bit warm in summer, calls for a scheme which is frosty-cool-green and off-white. Mauve is used only for spice on chair seats and in wallpapered screen. The room on the north is inclined to be cold and dismal. So brighten the wall with a lively scenic paper, and pick up its warm mauve for both floor and draperies.

You're a lucky homeowner indeed if there isn't some spot in your home that you'd like to hide or camouflage. Perhaps it's a necessary intruder like a radiator, exposed pipes, or wall jog. Or does your problem lie in the furnishings themselves—perhaps a room full of unrelated pieces that simply refuse to get along? You can solve just about any room problem if you're willing to spend enough cash on remodeling or refurnishing. But a problem is really a problem when you must solve it inexpensively. Here are two sound (though completely opposite) approaches to handling any room problem. Either can help you do a successful cam-

oufage job with low-cost items—paint, fabric, small quantities of wood or metal. The first method is to play up your problem spot, making an asset out of an eyesore. Treat it frankly. Instead of apologizing for it, turn it into a center of interest. The other method is to play down your problem, actually hiding it, or deceptively focusing attention elsewhere so that the bad feature seems to disappear. Here are smart solutions to common room problems that bother many of you—first playing them up, then playing them down. Try to imagine your own problem spot handled each way. What will work best for you?

The space age is opening up a whole new world of colors, "outer space" colors which will be more vivid than the rainbow spectrum, many of them yet unknown to the sight of man. These new color shades will decorate your homes in "The Colorful World of Tomorrow." "Celestial Blue" is already here. What is "Celestial Blue?" It is a wondrous soft blue that is a blend of the sky blues and the deeper ones from far out in space. It has special tone shades highlighted by the stars, the planets, the moons and the suns of the vast universe. While no one has actually seen all of the true heavenly blues as yet, some of them have been viewed through giant telescopes. But even then they fast fade into a more dominate blue that marks the skyways of man's ventures into tomorrow's unknown reaches of space. Many wonders have been done with colors over the years, and our knowledge and research of color is increasing all the time. This research is necessary because we are constantly faced with the problem of satisfying every color taste.

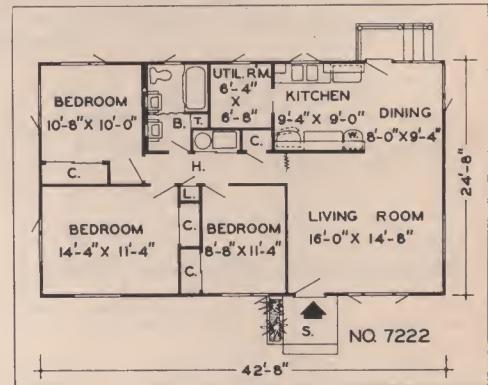


**No. 7222**—A beautiful mountain cottage. The plain lines, rectangular shape with every inch being used make this an economical plan to build. Three bedrooms, kitchen-dining room combined and a large living room. The kitchen has built-ins with storage and utility space close by, there is no basement provided. The knotty pine vertical siding adds a real touch of resort atmosphere.

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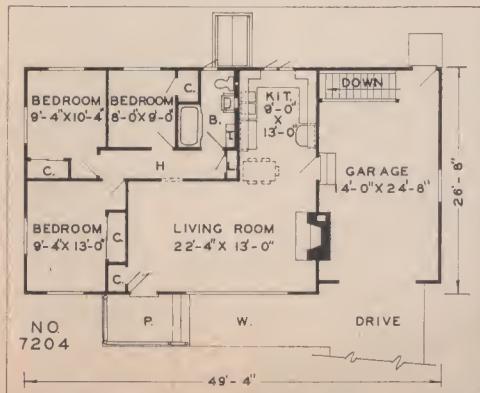


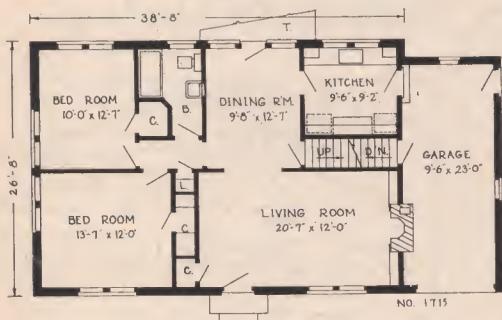
**No. 7204**—The cool mountain stream trickling along at the rear of this home makes it an inviting and attractive place to spend your summer. Without the garage this three bedroom rectangular home is only 35' wide. The vertical siding, low pitch roof and simple lines make it an economical plan to use. There is a full basement with outside Bilcodoor entrance at the rear of the house.

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Area	Sq. Ft.
First Floor	935
Basement	935
Garage	363





**No. 1715**—The beauty of this cottage is greatly increased by its severely plain exterior. The floor plans show five lovely rooms, bath, closets, garage, basement and storage attic.

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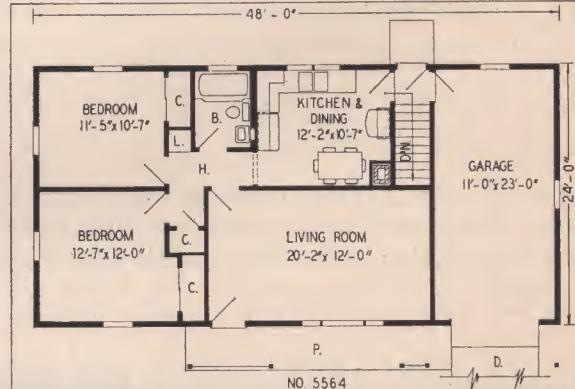
Area	Sq. Ft.
First Floor	1,023
Basement	1,023
Garage	254

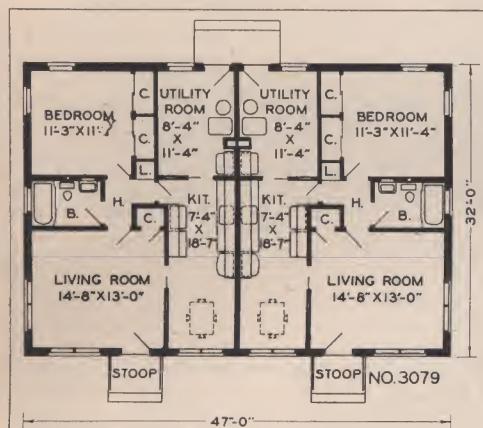
**No. 5564**—This home offers a convenient five room efficiency arrangement. The kitchen and dining combination as shown is becoming popular as many homebuilders prefer to use space ordinarily allotted to the dining room to increase the size of the living room. Shingles are used on the exterior with a combination of knotty pine across the front of the living room and entrance.

Complete plans as shown, or reversed, specifications, lumber and mill list ..... \$17.50

Area	Sq. Ft.
First Floor	876
Basement	876
Garage	276

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No. 5944—There is no waste space in this plan as each inch of floor space has been used to the utmost advantage. The interior is compact without being crowded. The use of both horizontal and vertical siding permits many color combinations on the exterior.

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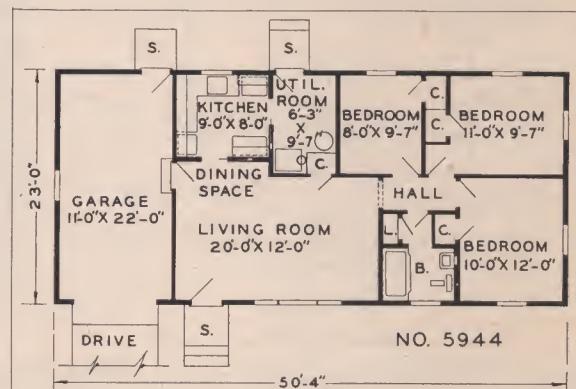
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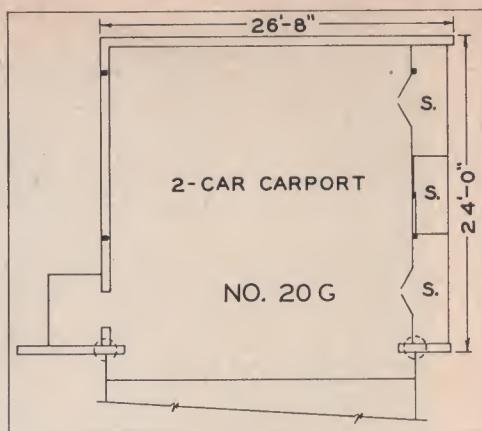
Area	Sq. Ft.
First Floor	893
Garage	265

No. 3079—The rectangular shape of this duplex assures economy in construction. Study the room arrangement carefully and you will note that the plumbing for the kitchens and utility rooms is in the same wall. The efficient kitchen is compact and the dining area is sufficiently large. Ample closet space has been provided. The exterior walls are frame, brick veneered.

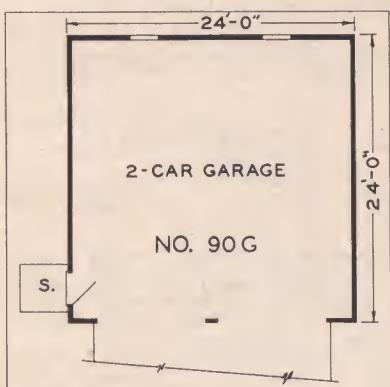
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Area First Floor ..... 1504 Sq. Ft.

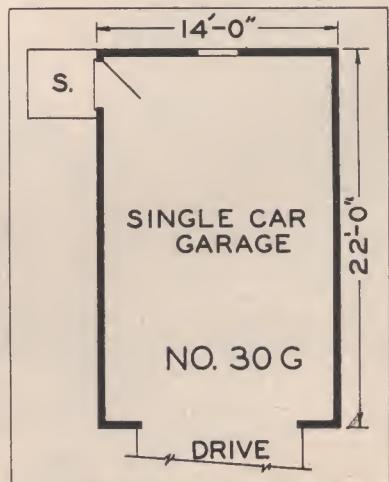
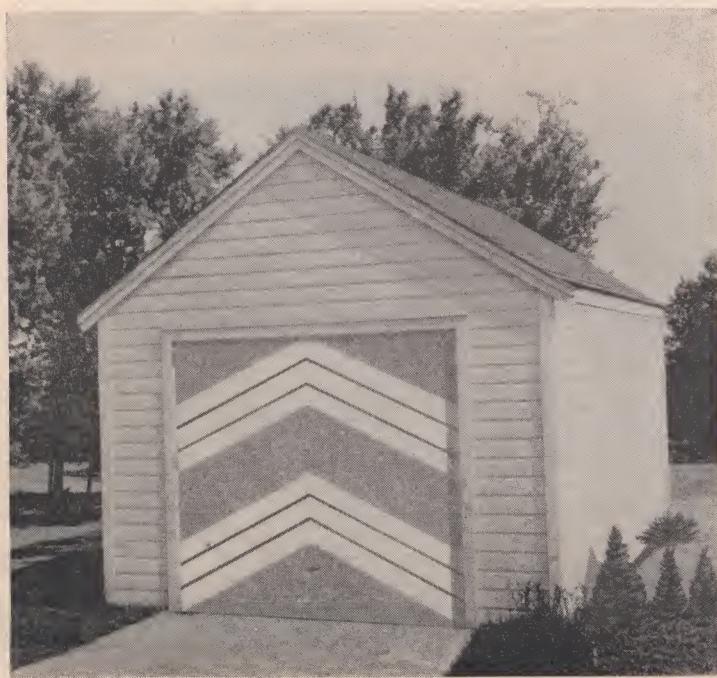




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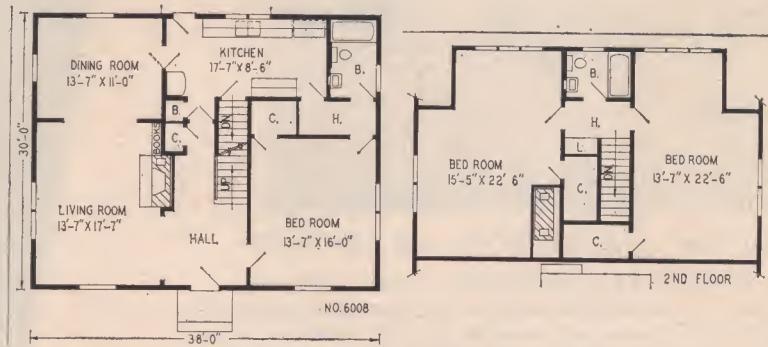


**No. 6008**—When adapted to a modern floor plan such as this there is a never-failing charm in a Cape Cod design. Equally attractive in an area of single-story houses or story-and-a-half, this Cape Cod has three large bedrooms, two full baths, and generous closet space. Being served by a hallway, the first floor bath is equally accessible from either the kitchen or the bedroom. The central hall with open stairway lends itself to interesting decorative treatment. There is a full basement.

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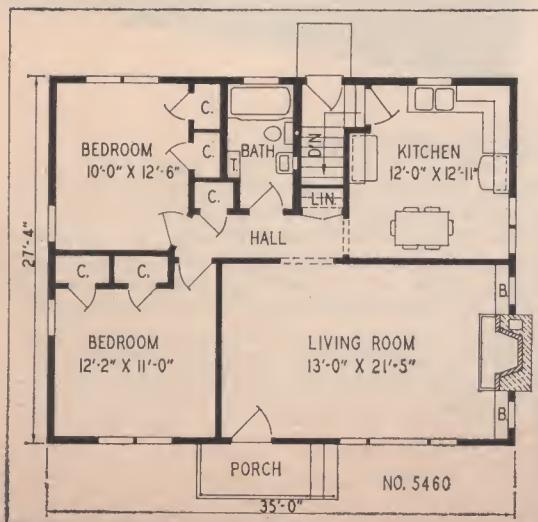
Area	Sq. Ft.
Basement	1140
First Floor	1140
Second Floor	841



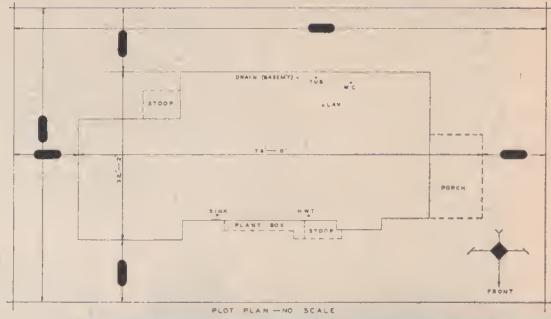
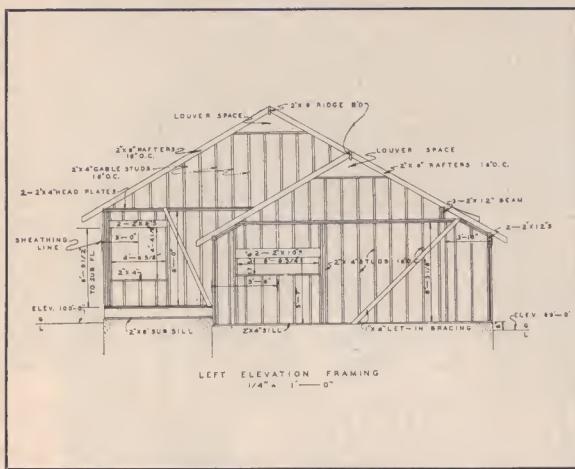
**No. 5460**—A perfect plan for budget building. Although designed for economy this little Colonial home is easy to live in and enjoys many features found only in larger homes.

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Area	Sq. Ft.
First Floor	959
Basement	959



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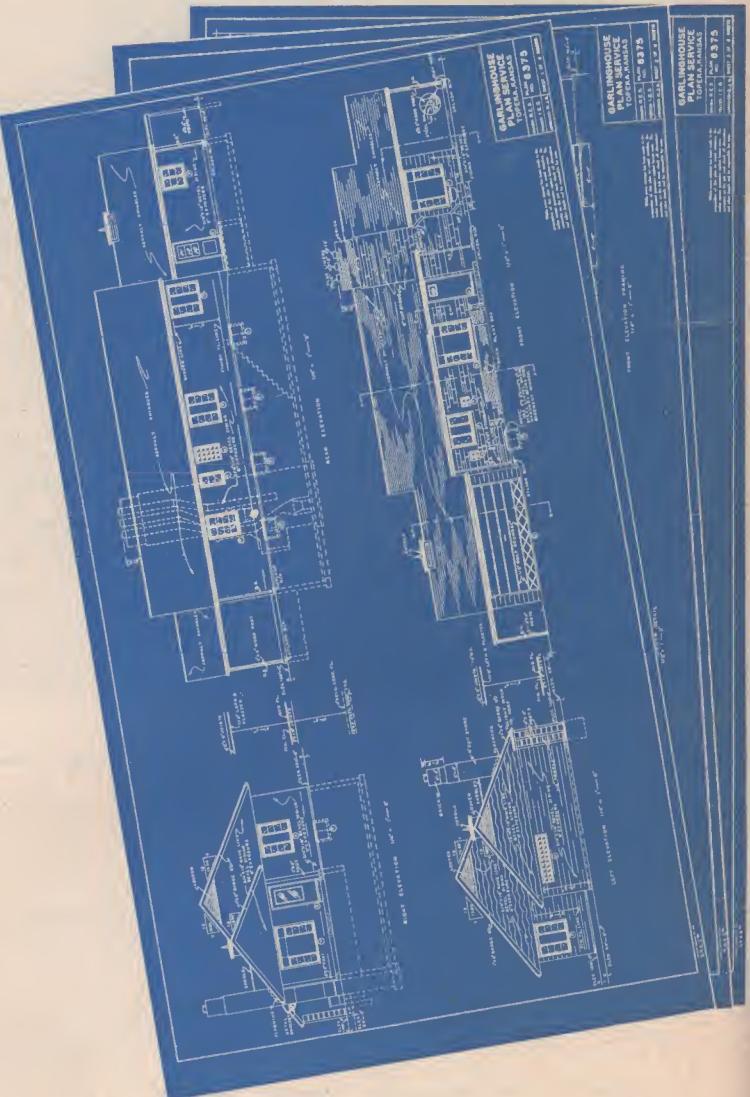
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<b>Instructions to the Owner</b>	
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Article IV	Plastering
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Article VI	Grades of Materials
Article VII	Carpentry and Millwork
Article VIII	Sheet Metalwork
Article IX	Painting and Decorating
Article X	Electrical Work
Article XI	Plumbing
Article XII	Heating
Article XIII	Miscellaneous
Article XIV	Agreement



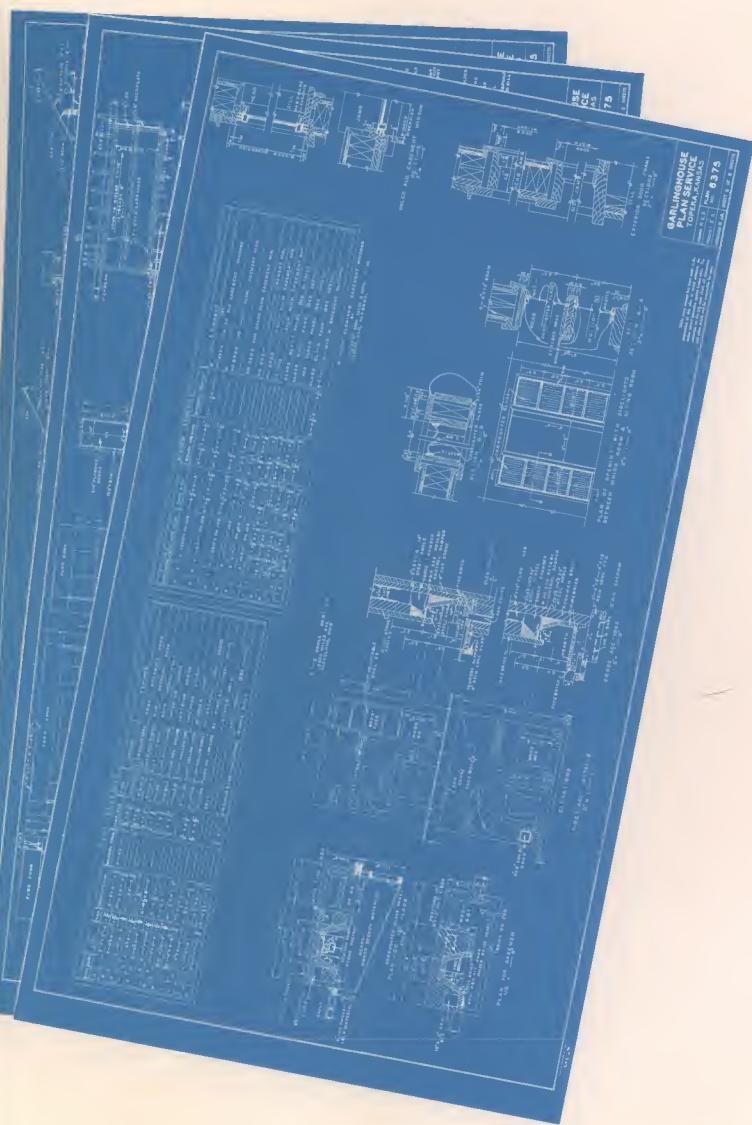
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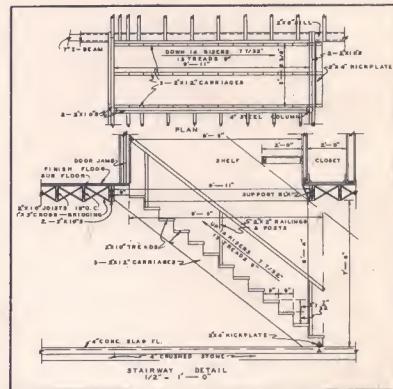
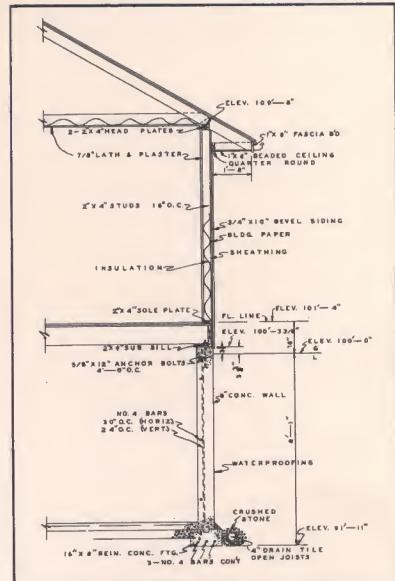
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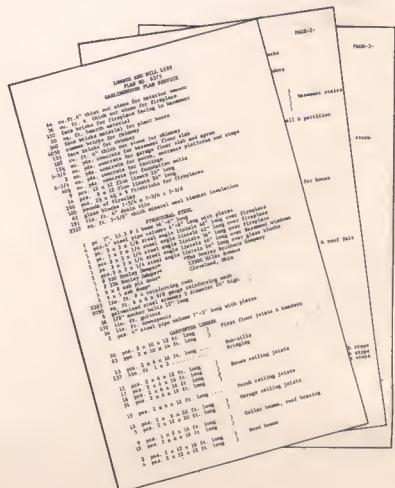
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